



Guide Price
£380,000

Freehold

2x 1x 1x

**Ladysmith Road,
Brighton, Brighton &
Hove, BN2**

cubitt & west
Helping you move forwards



Main features

- **Family home in move-in condition with open plan living space**
- **Sunny rear garden**
- **Additional loft space**
- **Close to good schools**
- **And easy access to Brighton centre and the train station**

Accommodation

GROUND FLOOR

Entrance Porch

Lounge/Diner : 23'10 x 13'3 (7.27m x 4.04m)

Kitchen : 9'10 x 5'8 (3.00m x 1.73m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 13'3 x 10'0 (4.04m x 3.05m)

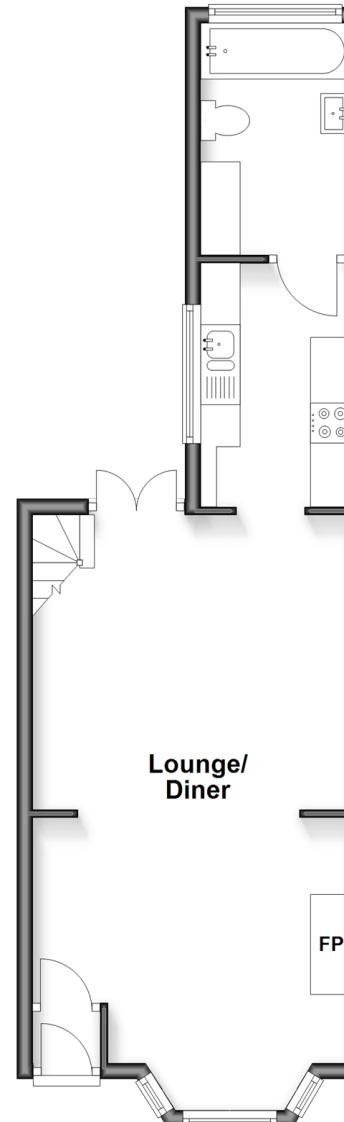
Bedroom 2: 11'9 x 10'3 (3.58m x 3.13m)

OUTSIDE

Front and Rear Garden

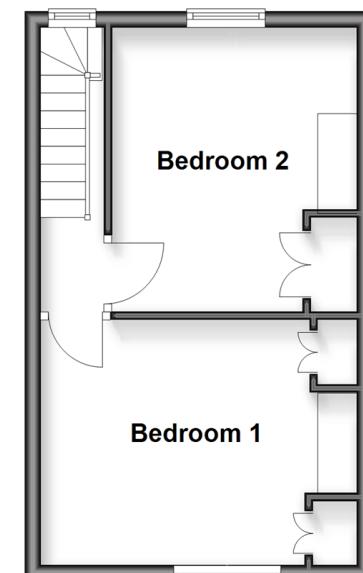
Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



CURRENT:
D(63)

POTENTIAL:
B(84)



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