



**Price**  
**£500,000**

**Freehold**

2x  2x  2x 

**Hurst Hill, Brighton, East  
Sussex, BN1**

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt&west**  
Helping you move forwards





## Main features

- Attractive, well-presented home with oodles of kerb appeal
- Beautiful dual aspect lounge with stunning far reaching views
- Kitchen with separate dining room
- Handy off street parking plus garage
- Fantastic location close to the Ditchling Road with direct bus routes to Brighton

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 16'5 into bay x 14'2 (5.01m x 4.32m)

**Kitchen:** 10'6 x 8'8 at widest point (3.20m x 2.64m)

**Dining Room:** 11'3 x 8'4 (3.43m x 2.54m)

#### Cloakroom

### FIRST FLOOR

#### Landing

**Bedroom 1:** 13'6 x 8'7 (4.12m x 2.62m)

**Bedroom 2:** 9'1 x 8'9 (2.77m x 2.67m)

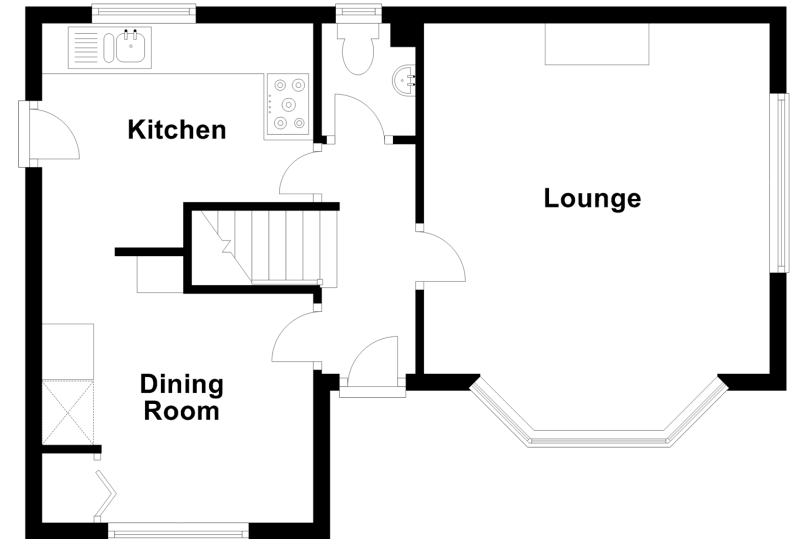
**Bathroom:** 10'3 x 4'2 (3.13m x 1.27m)

### OUTSIDE

#### Front & Rear Gardens

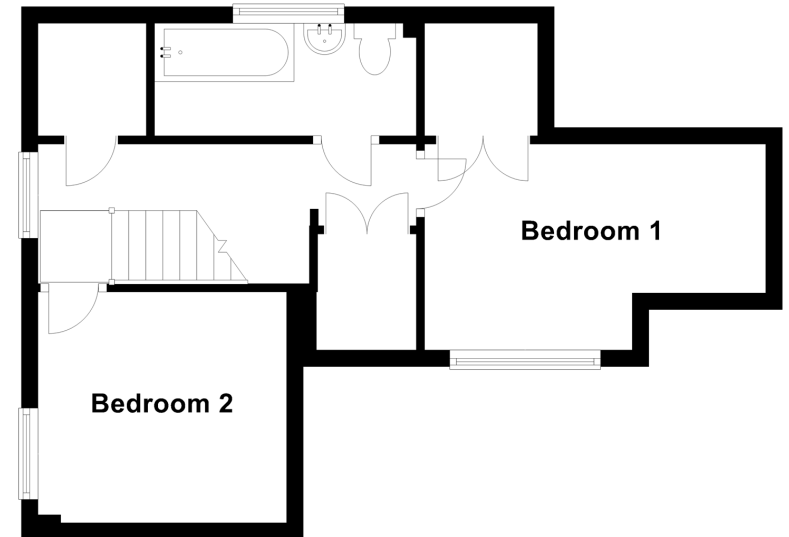
### Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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