



**Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Barn Rise, Brighton, BN1**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Quaint mock Tudor style
- Pretty front and rear gardens
- Garage to the rear of property
- Room for improvement and potential for further development (subject to planning permission)
- Fantastic location close to local amenities and direct access to the A27 and A23

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'6 x 10'2 (4.73m x 3.10m)

Kitchen: 9'5 x 9'3 (2.87m x 2.82m)

Bedroom 1: 11'9 x 10'3 (3.58m x 3.13m)

Bedroom 2: 8'6 x 7'10 (2.59m x 2.39m)

Bathroom

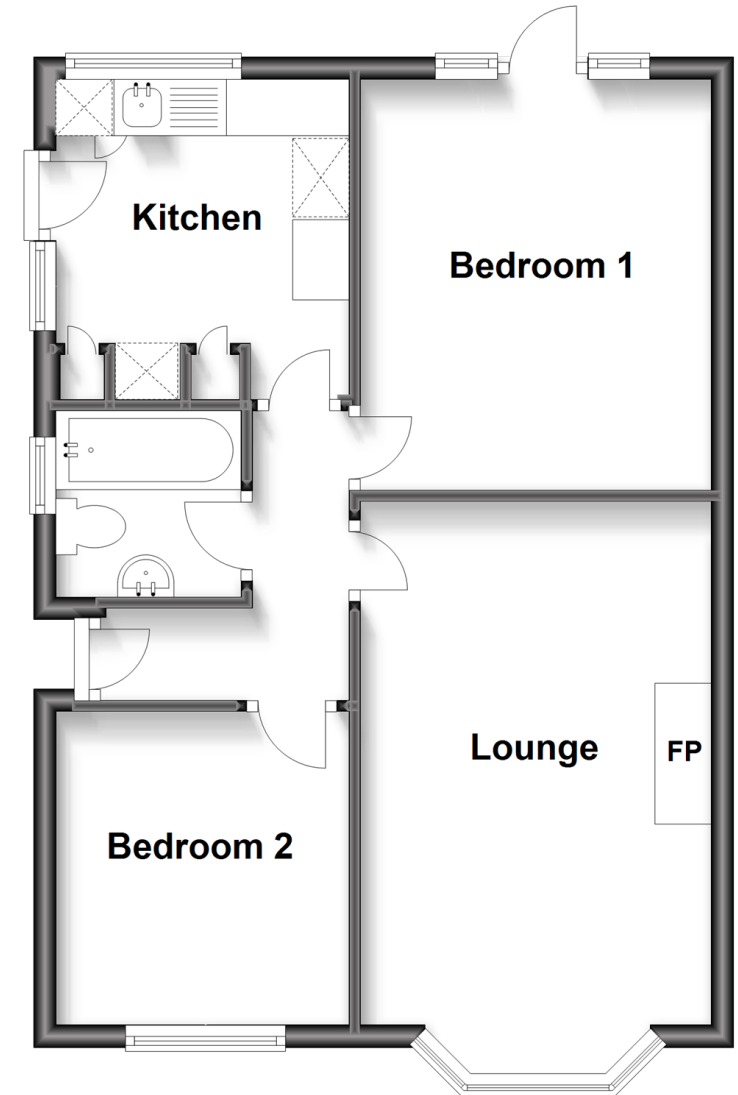
### OUTSIDE

Garage

Front & Rear Garden

## Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



**Call Patcham - 01273 541934 ■ 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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