

**OVER 60?**

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



**Price**

**£265,000**

**Leasehold**

2x  1x  1x 

Park Court, Old London Road, Brighton,  
BN1

**cubitt & west**  
Helping you move forwards



## Main features

- A generous home with great size rooms
- Handy garage plus allocated parking bay
- Being sold with brand new lease extension
- Ground floor with patio doors to the front gardens, off the sizeable lounge
- Fantastic location, in the heart of Patcham Village with great bus routes, local amenities and direct access to A27 and A23

## Accommodation

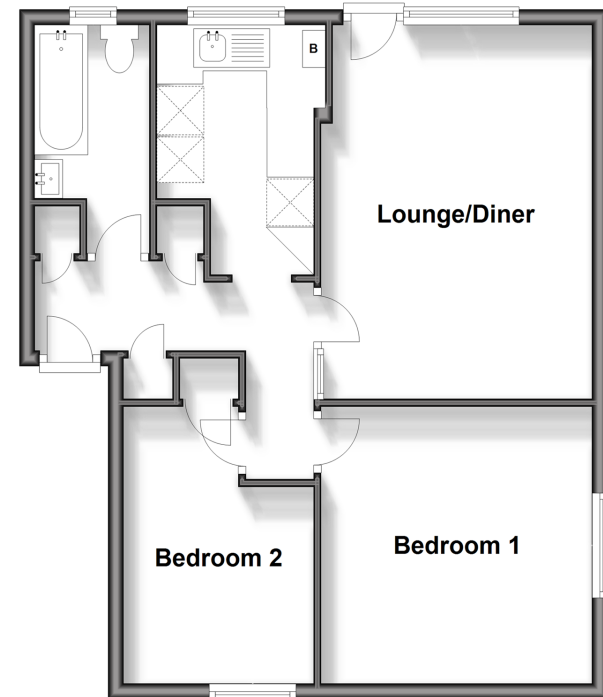
### GROUND FLOOR

Hallway  
 Lounge / Diner: 15'9 x 11'7 (4.80m x 3.53m)  
 Kitchen: 10'5 x 6'6 (3.18m x 1.98m)  
 Bedroom 1: 11'7 x 11'7 (3.53m x 3.53m)  
 Bedroom 2: 11'7 x 8'2 (3.53m x 2.49m)  
 Bathroom

### OUTSIDE

Garage & Allocated Parking  
 Communal Gardens

**Ground Floor**  
 Approx. 57.5 sq. metres (618.5 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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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