

OVER 60?

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



Guide Price

£485,000

Freehold

3x  2x  1x 

The Deeside, Brighton, BN1

cubitt & west
Helping you move forwards

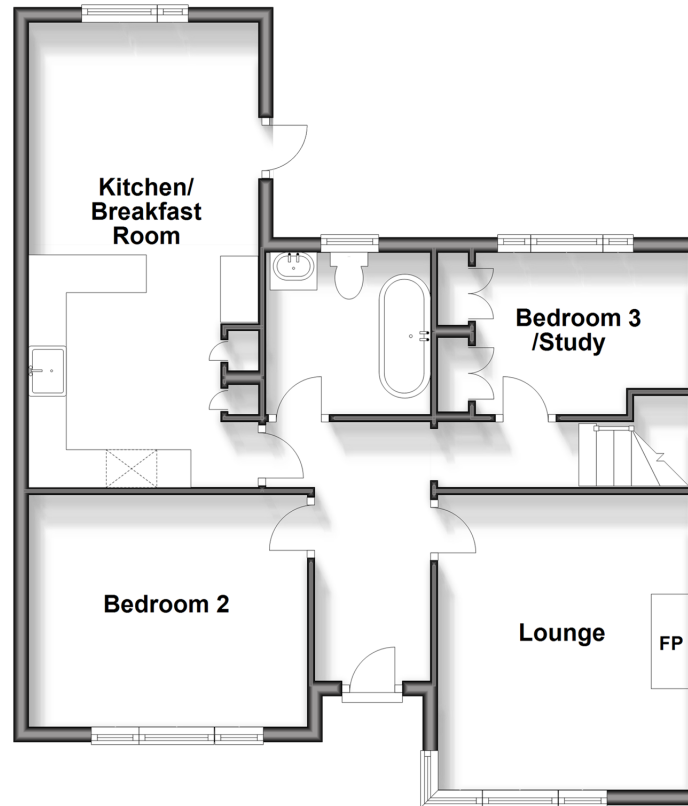
Lower Ground Floor

Approx. 8.1 sq. metres (87.4 sq. feet)



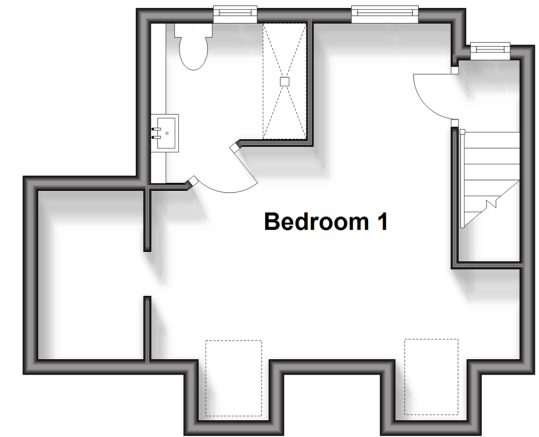
Ground Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 12'10 x 10'11 (3.91m x 3.33m)

Kitchen / Breakfast Room: 20'2 x 10'0 (6.15m x 3.05m)

Bedroom 2: 12'1 x 10'1 (3.69m x 3.08m)

Bedroom 3 / Study: 10'11 x 7'0 (3.33m x 2.14m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 9'3 (3.56m x 2.82m)

En-Suite Shower Room

Walk In Wardrobe: 7'4 x 4'7 (2.24m x 1.40m)

OUTSIDE

Front & Rear Garden



Main features

- Separate lounge with feature fireplace
- Stunning, modern family kitchen / diner
- Beautiful garden with decked and patio areas
- Main bedroom suite to the entire top floor with stylish en-suite shower room and walk in wardrobe
- Fantastic quiet location opposite the nature reserve, close to local amenities and easy access to A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.7 miles, St Bernadette's Catholic Primary 1.6 miles, Carden Primary 1.7 miles

Secondary Schools: Patcham High School 0.7 miles,



Transport Information

Train Stations: Preston Park 2.2 miles, Hove 2.8 miles, Aldrington 2.9 miles



Address

The Deeside, Brighton, BN1



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Patcham Branch 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.



31707570/20241023/AB1/EBO