



Price

£550,000

Freehold

3x  1x  1x 

**Larkfield Way, Brighton,
BN1**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Great location with stunning views
- Large flat rear garden, perfect for socialising
- Ideal family home ready to put your own stamp on
- Off road parking and a garage with potential to convert

Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Lounge: 11'8 x 7'8 (3.56m x 2.34m)
Dining Room: 11'4 x 10'9 (3.46m x 3.28m)
Kitchen: 11'9 x 7'9 (3.58m x 2.36m)
Rear Porch
Bedroom 1: 12'8 x 10'10 (3.86m x 3.30m)
Bathroom

FIRST FLOOR

Landing
Bedroom 2: 11'5 x 10'7 (3.48m x 3.23m)
Bedroom 3: 9'8 x 8'3 (2.95m x 2.52m)
Eaves

OUTBUILDING

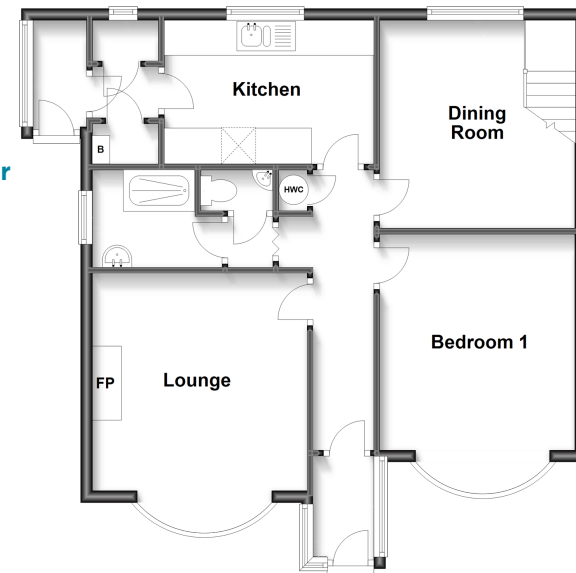
Garage

OUTSIDE

Shared Driveway
Front & Rear Garden

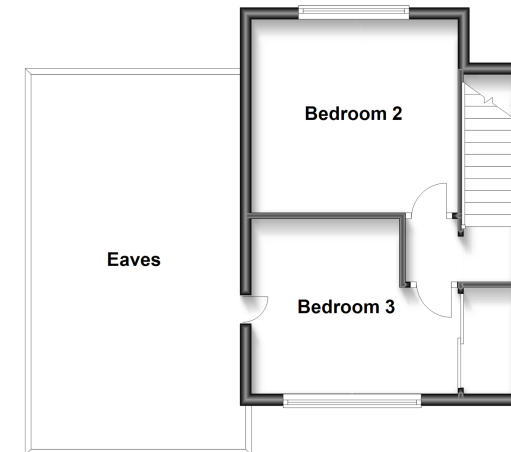
Ground Floor

Approx. 66.9 sq. metres (720.3 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Outbuilding

Approx. 19.0 sq. metres (204.1 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.



31707615/20240228/TB1/ZC