



**Guide Price**

**£400,000**

**Freehold**

2x  1x  1x 

**Birch Grove Crescent,  
Brighton, BN1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Open plan kitchen / diner with door out to the garden
- Large, separate lounge with patio doors onto garden
- Great size rear garden with patio and decked areas
- Very large bedrooms
- Close to local amenities with direct access to the A27 and A23

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'5 x 13'0 (5.62m x 3.97m)

Kitchen / Diner: 19'2 x 9'4 (5.85m x 2.85m)

### FIRST FLOOR

Landing

Bedroom 1: 18'3 x 9'10 (5.57m x 3.00m)

Bedroom 2: 10'4 x 9'10 (3.15m x 3.00m)

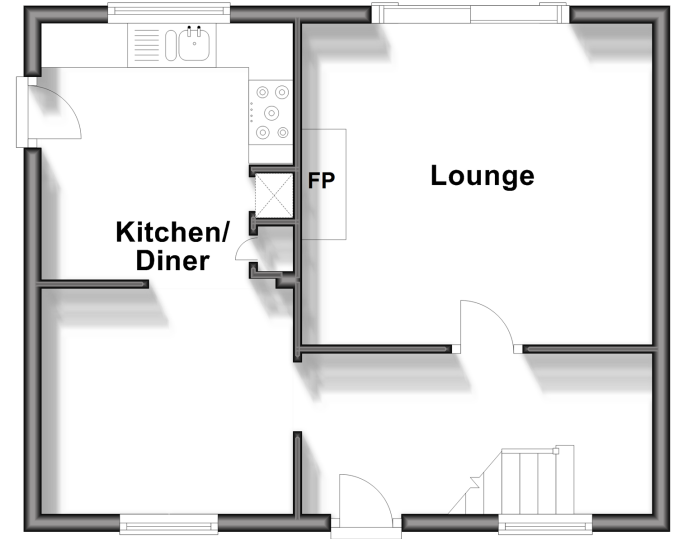
Bathroom

### OUTSIDE

Front & Rear Garden

## Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



## First Floor

Approx. 38.4 sq. metres (412.9 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



31707619/20240821/TB1/EBO