



Price

£400,000

Freehold

3x  1x  2x 

**Nanson Road, Brighton,
BN1**

cubitt&west
Helping you move forwards



Main features

- Huge integral garage & office space to side
- Potential for development (subject to planning permission)
- Within easy access to Amex, Brighton & commuter links of A27
- For sale by Modern Auction - T&C's apply Subject to an undisclosed Reserve Price. Buyer's fees apply

Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Lounge: 14'9 x 10'6 (4.50m x 3.20m)
Kitchen: 10'6 x 9'9 (3.20m x 2.97m)
Dining area: 11'0 x 9'8 (3.36m x 2.95m)
Conservatory: 11'10 x 11'9 (3.61m x 3.58m)
Office: 10'8 x 6'5 (3.25m x 1.96m)
Separate Toilet

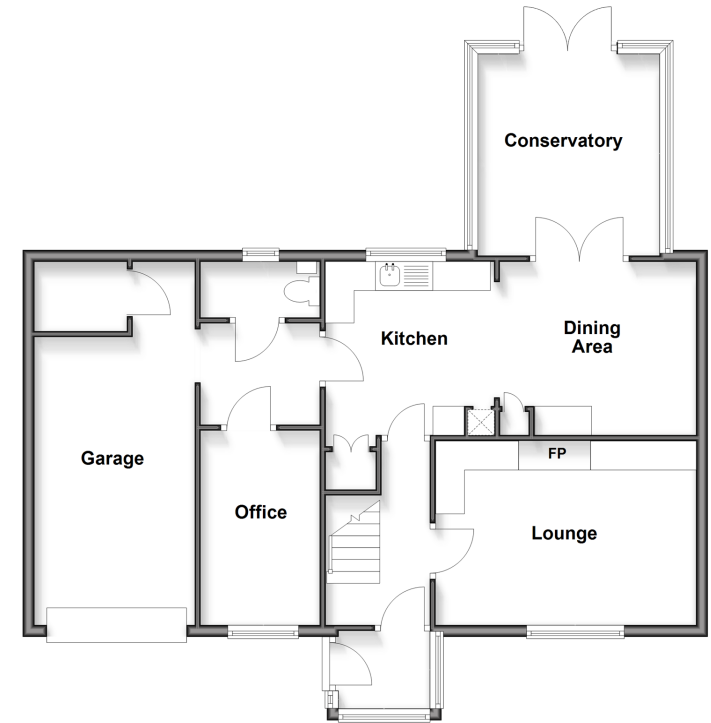
FIRST FLOOR

Landing
Bedroom 1: 11'0 x 10'7 (3.36m x 3.23m)
Bedroom 2: 10'5 x 10'5 (3.18m x 3.18m)
Bedroom 3: 10'4 at widest point x 7'4 at widest point (3.15m x 2.24m)
Bathroom

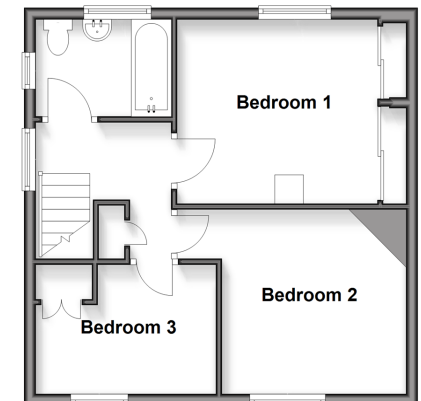
OUTSIDE

Driveway
Garage: 21'0 x 8'9 (6.41m x 2.67m)

Ground Floor
Approx. 86.1 sq. metres (927.2 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.7 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



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