



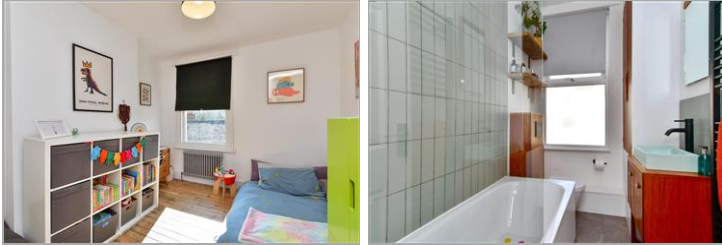
Price
£500,000

Freehold

3x  2x  2x 

**Old Shoreham Road,
Brighton, East Sussex,
BN1**

cubitt & west
Helping you move forwards



Main features

- Freehold maisonette arranged over 3 floors
- Private sunny roof terrace
- Excellent condition throughout
- Close to the popular Seven Dials
- Within walking distance to Brighton Mainline station

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'6 x 11'8 (4.12m x 3.56m)

Dining Room : 11'9 x 9'9 (3.58m x 2.97m)

Kitchen : 11'8 x 9'1 (3.56m x 2.77m)

FIRST FLOOR

Landing

Balcony

Bedroom 1 : 13'3 x 10'8 (4.04m x 3.25m)

Bedroom 2 : 12'3 x 10'4 (3.74m x 3.15m)

Bathroom

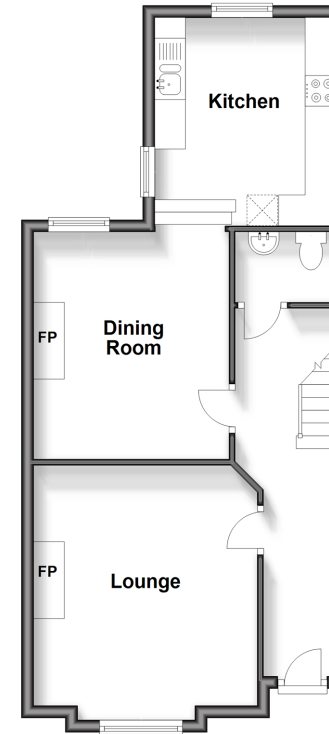
SECOND FLOOR

Landing

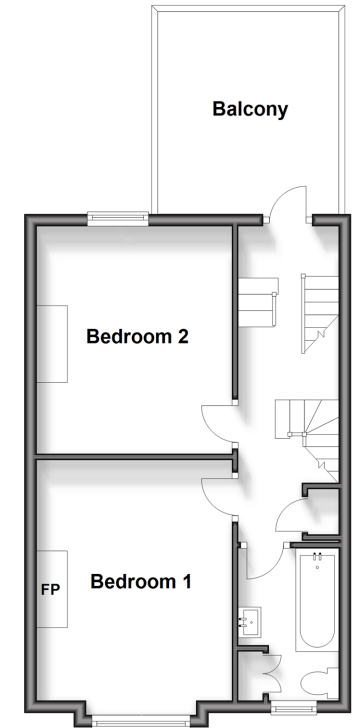
Loft Room : 17'5 x 11'9 (5.31m x 3.58m)

Shower Room

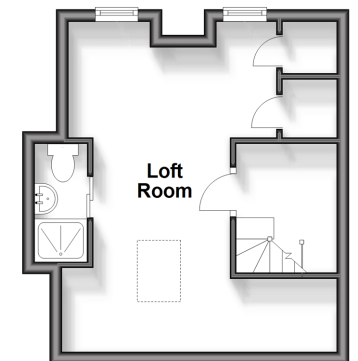
Ground Floor
Approx. 48.2 sq. metres (519.1 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.3 sq. feet)



Second Floor
Approx. 24.3 sq. metres (261.9 sq. feet)



Call Central Brighton - 01273 820600 ■ 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



32412740/20240308/AF/JR