



29 Cuckmere Way

, Brighton, BN1 8GA

**Guide price £500,000**



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# 29 Cuckmere Way

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## Description

GUIDE PRICE £500,000 TO £525,000

Avard Estate Agents are delighted to offer for sale this delightful 2 bedroom semi detached bungalow which has huge opportunity to extend subject to necessary planning consents. Accommodation comprises of hallway, living room, spacious kitchen/breakfast room, 2 large double bedrooms, family bathroom, conservatory, front and rear gardens. Cuckmere Way is a sought-after residential road. Local shops which can be found at both Fiveways and the nearby Patcham Village with more comprehensive shopping can be found at the Hollingbury Retail Park offering Argos and M&S Simply Food as well as the main Asda superstore. Also Hollingbury golf course is a short stroll away, Local bus services are within easy reach which offer a direct route into Brighton City centre, seafront and areas beyond as well as Brighton mainline railway station which offers a direct link to London/Victoria. Sole agents.

- 2 Double Bedrooms
- Large Rear Garden
- Easy Access To A27/A23
- Conservatory
- Semi Detached Bungalow
- Potential To Extend STNPC
- Views Across Patcham & Southdowns
- Must Be Viewed

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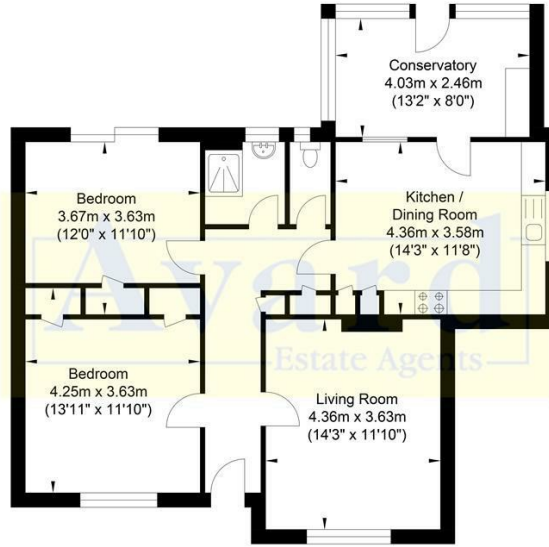


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## Floor Plan

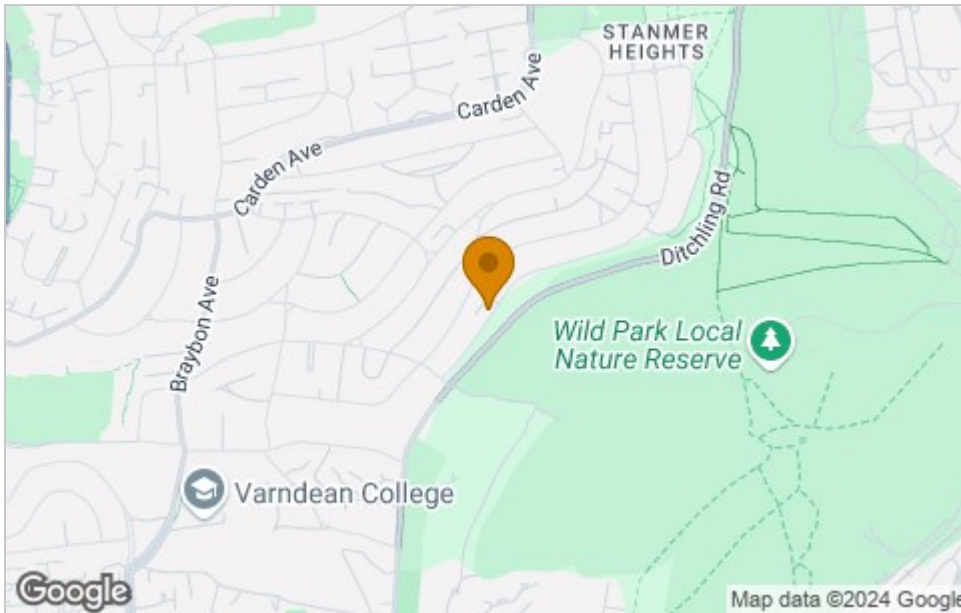
### Cuckmere Way



Approximate Floor Area  
900.18 sq ft  
(83.63 sq m)

Approximate Gross Internal Area = 83.63 sq m / 900.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

