



Guide Price
£375,000

Freehold

2x  1x  1x 

**Morecambe Road,
Brighton, BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Chain free!
- Beautiful garden with mature borders
- Dual aspect bedroom 1 with bay window
- Kitchen / diner with breakfast bar
- Close to many local amenities, great bus routes & commuter access to A27 & A23

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'7 x 9'6 (4.75m x 2.90m)

Kitchen / Diner: 13'5 x 11'10 (4.09m x 3.61m)

FIRST FLOOR

Landing

Bedroom 1: 16'5 x 9'7 (5.01m x 2.92m)

Bedroom 2: 13'6 x 7'5 (4.12m x 2.26m)

Bathroom

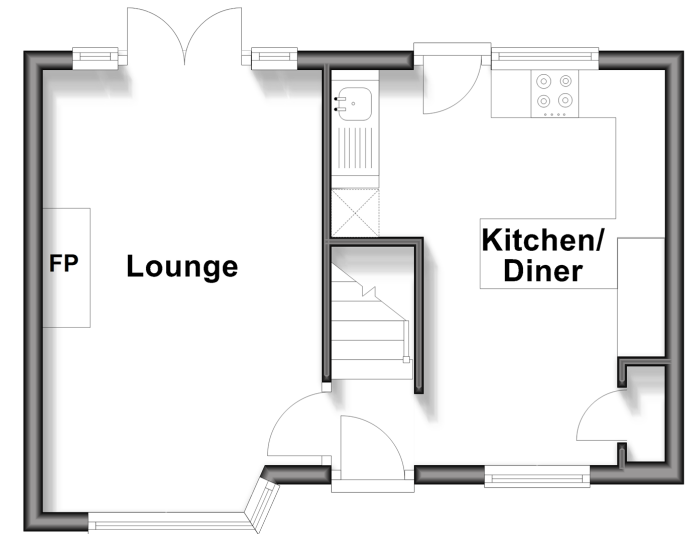
OUTSIDE

Driveway

Front & Rear Garden

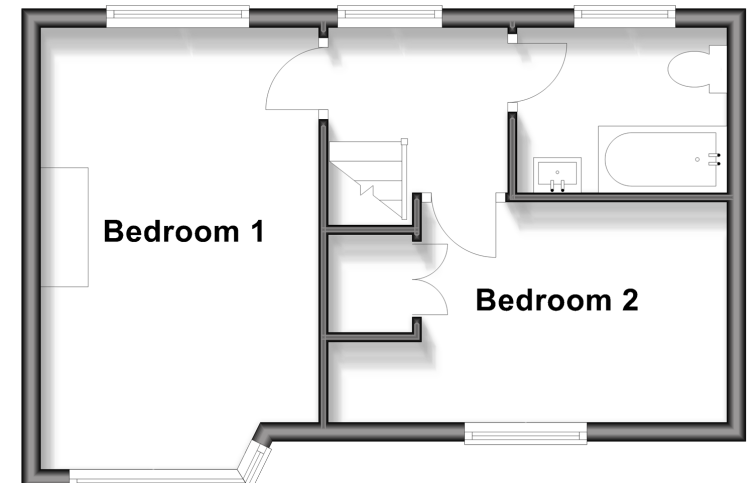
Ground Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



First Floor

Approx. 30.9 sq. metres (333.1 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



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