



Guide Price

£850,000

Freehold

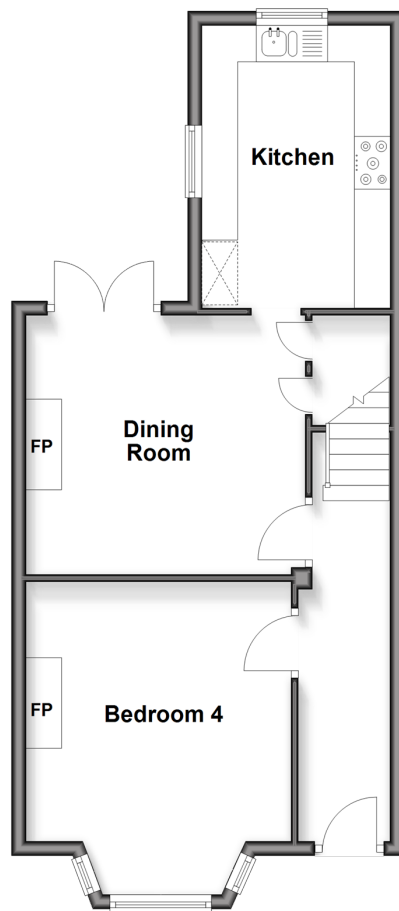
4x  2x  2x 

**Havelock Road,
Brighton, East Sussex,
BN1**

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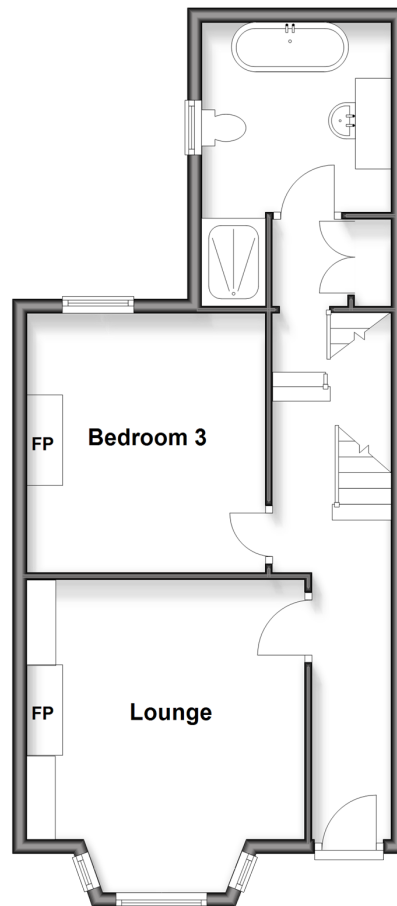
Lower Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



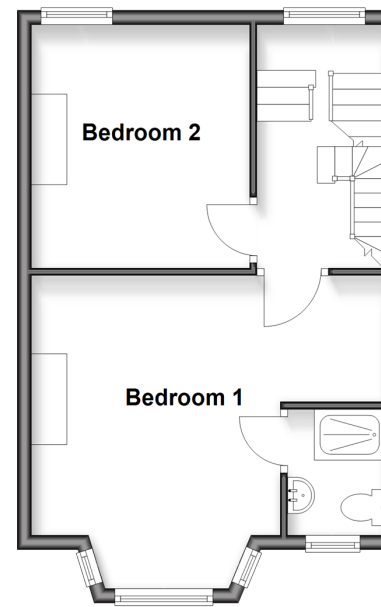
Ground Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



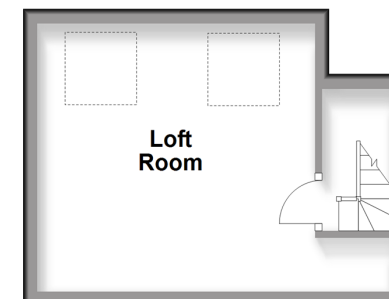
First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Second Floor

Approx. 17.4 sq. metres (186.9 sq. feet)



Accommodation

LOWER GROUND FLOOR

Entrance Hallway

Bedroom 4: 13'9 into bay x 12'6 (4.19m x 3.81m)

Dining Room: 13'1 x 11'8 (3.99m x 3.56m)

Kitchen: 12'8 x 8'8 (3.86m x 2.64m)

GROUND FLOOR

Entrance Hallway

Lounge : 13'9 into bay x 13'0 (4.19m x 3.97m)

Bedroom 3: 11'7 x 9'10 (3.53m x 3.00m)

Bath and Shower Room

FIRST FLOOR

Landing

Bedroom 1: 16'3 into bay x 14'1 (4.96m x 4.30m)

Bedroom 2: 11'9 x 10'4 (3.58m x 3.15m)

En Suite Shower Room

SECOND FLOOR

Loft Room: 16'1 x 12'6 (4.91m x 3.81m)

OUTSIDE

Front & Rear Garden



Main features

- 'Golden triangle' location, within friendly community of Fiveways
- Local shops, coffee shops and family pubs close by
- Close to excellent schools and popular parks
- Walking distance to train station
- Sunny rear garden



Nearest Schools

Primary Schools: Downs Junior School 0.6 miles, Balfour Junior School 0.7 miles, Cottesmore St Mary's Catholic Primary 0.7 miles
Secondary Schools: Dorothy Stringer High School 0.8 miles, Varndean School 0.9 miles



Transport Information

Train Stations: London Road 0.6 miles, Preston Park 1.0 miles, Brighton 1.0 miles



Address

Havelock Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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