



Price
£425,000

Freehold

3x  1x  1x 

**Ladysmith Road,
Brighton, East Sussex,
BN2**

cubitt & west
Helping you move forwards



Main features

- A well-presented spacious feeling family home in this popular area
- Easy access to Brighton train station and shops
- Offering an open plan lounge/diner
- A good size garden
- Loft room as an addition, with good head height, would make a great home office area

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner : 23'0 x 14'3 (7.02m x 4.35m)

Kitchen : 11'2 x 7'9 (3.41m x 2.36m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 14'5 x 12'0 (4.40m x 3.66m)

Bedroom 2: 16'5 x 7'9 (5.01m x 2.36m)

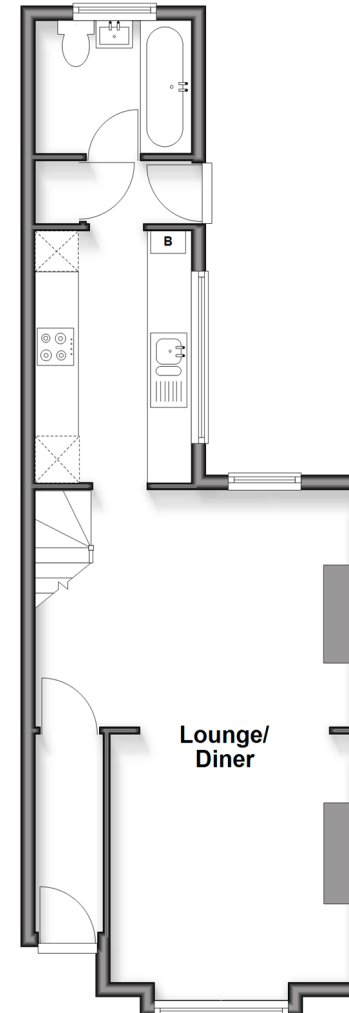
Bedroom 3: 10'7 x 9'0 (3.23m x 2.75m)

OUTSIDE

Front & Rear Garden

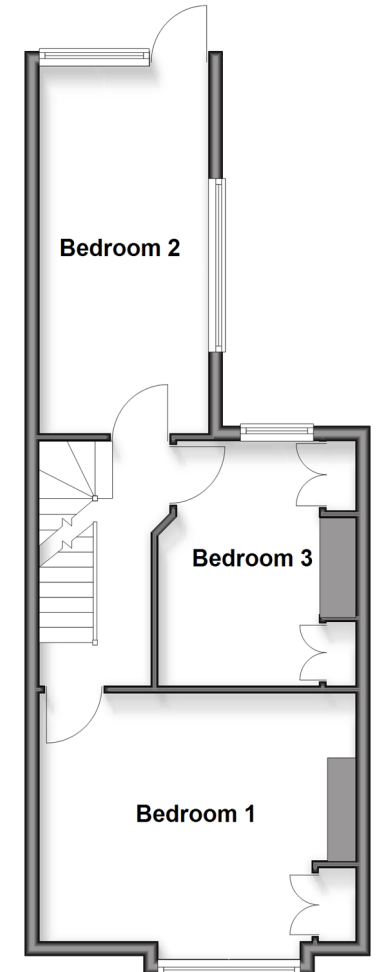
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fitings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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