



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£750,000**  
**Freehold**

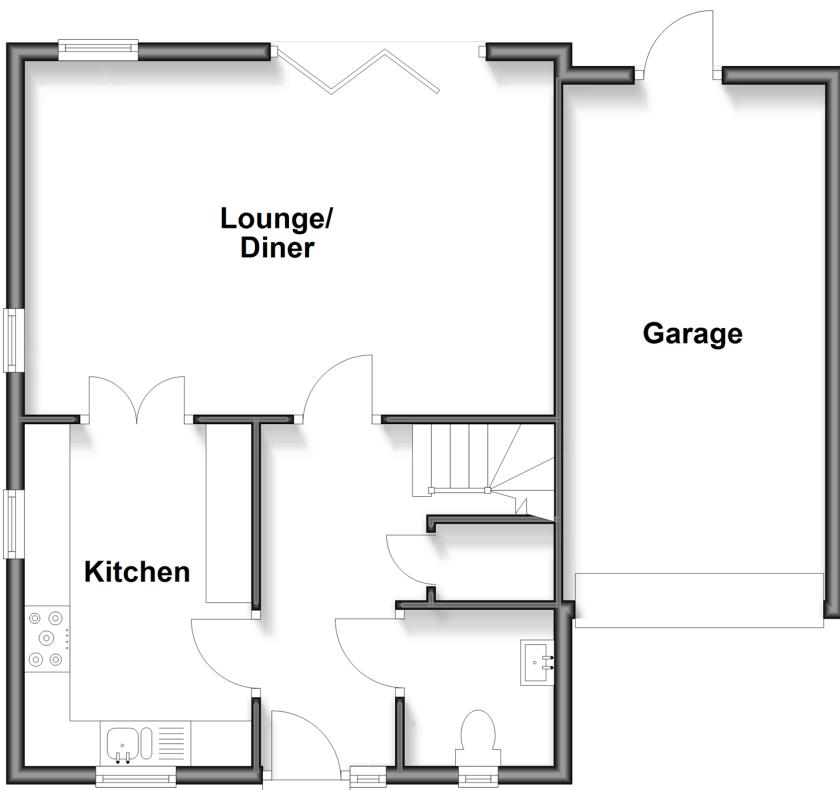
4x 2x 1x

**Saxon Way, Brighton, BN1**

**cubitt & west**  
Helping you move forwards

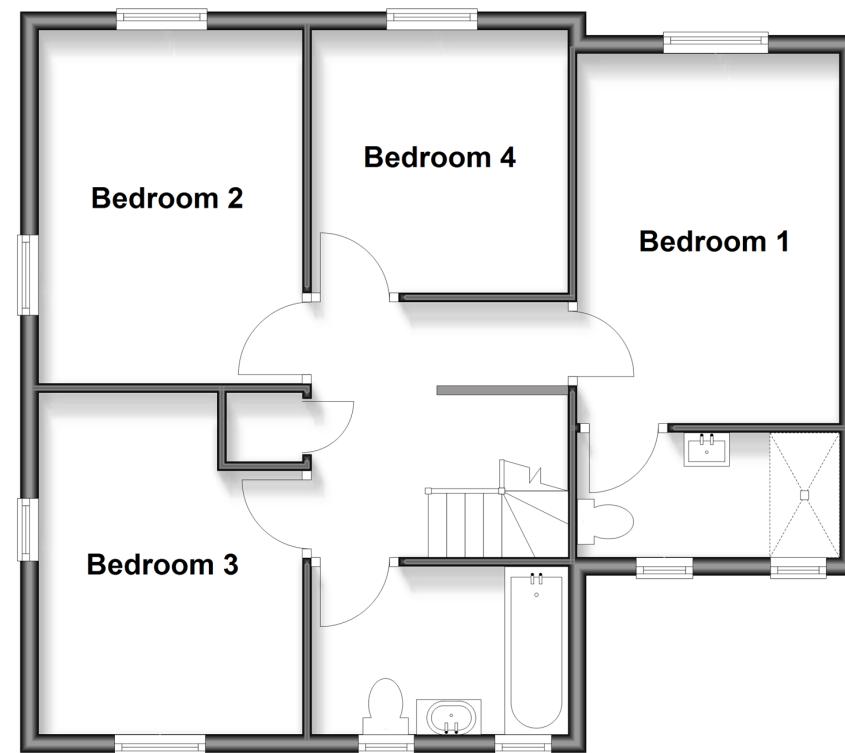
## Ground Floor

Approx. 62.5 sq. metres (672.2 sq. feet)



## First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



## Accommodation

### GROUND FLOOR

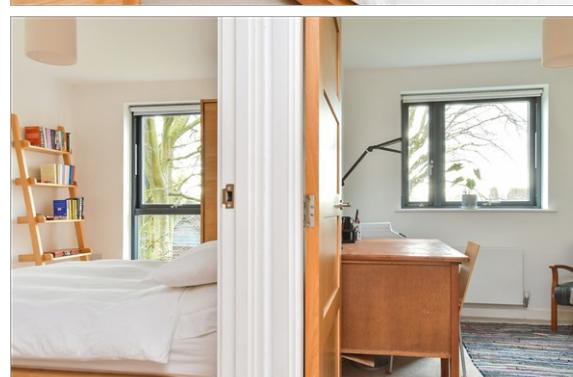
Entrance Hall  
Lounge / Diner: 19'1 x 12'10 (5.82m x 3.91m)  
Kitchen: 12'5 x 8'2 (3.79m x 2.49m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 13'4 x 9'6 (4.07m x 2.90m)  
En-Suite Shower Room  
Bedroom 2: 12'11 x 9'6 (3.94m x 2.90m)  
Bedroom 3: 12'6 x 9'6 (3.81m x 2.90m)  
Bedroom 4: 9'6 x 9'5 (2.90m x 2.87m)  
Bathroom

### OUTSIDE

Integral Garage  
Off Road Parking  
Front & Rear Garden



## Main features

- **Prestigious, quiet cul-de-sac with garage & driveway**
- **Fantastic size bedrooms & handy downstairs cloakroom**
- **Chain free!**
- **Beautiful, bright, open plan lounge / diner with bifold doors to the Mediterranean-style garden**
- **Fantastic location in popular Patcham with local amenities & direct A23 & A27 commuter links**

### Nearest Schools

Primary Schools: Patcham Junior School 0.4 miles, Westdene Primary 0.6 miles, Carden Primary 1.0 miles  
Secondary Schools: Patcham House Special School 0.3 miles, Patcham High School 0.4 miles, Dorothy Stringer High School 1.3 miles

### Transport Information

Train Stations: Preston Park 1.4 miles, Moulsecoomb 2.0 miles, London Road 2.2 miles

### Address

Saxon Way, Brighton, BN1

### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease



31707998/20260102/ZC/EBO