



Guide Price
£600,000

Freehold

3x  1x  2x 

**Bates Road, Brighton,
East Sussex, BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Located in Preston Park/ Fiveways
- Friendly and welcoming community
- Original layout that could be adapted/extended (subject to necessary consents)
- Close to good schools, popular park and a short walk to Preston Park train station
- No onward chain

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'4 into bay x 12'6 (4.07m x 3.81m)

Dining Room: 11'8 x 10'3 (3.56m x 3.13m)

Kitchen/Breakfast room : 11'8 x 9'4 (3.56m x 2.85m)

Utility Room : 9'4 x 5'11 (2.85m x 1.80m)

Separate Toilet

FIRST FLOOR

Bedroom 1 : 16'3 into bay x 13'4 (4.96m x 4.07m)

Bedroom 2: 11'8 x 10'4 (3.56m x 3.15m)

Bedroom 3: 9'4 x 8'0 (2.85m x 2.44m)

Bathroom

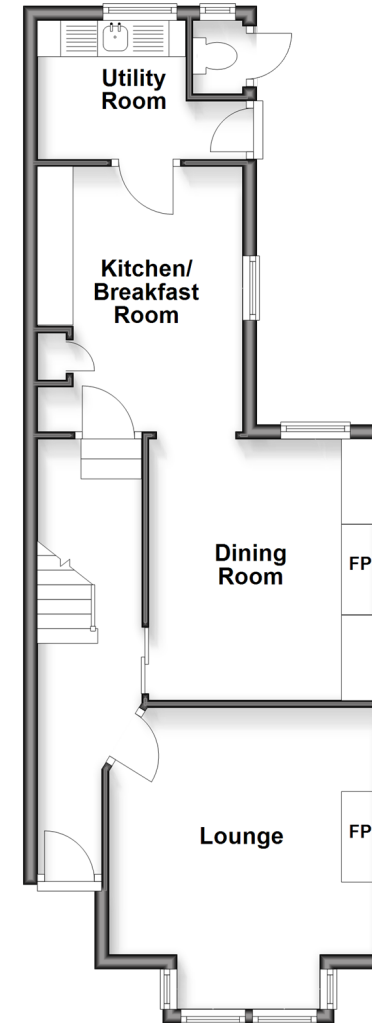
OUTSIDE

Front & Rear Garden

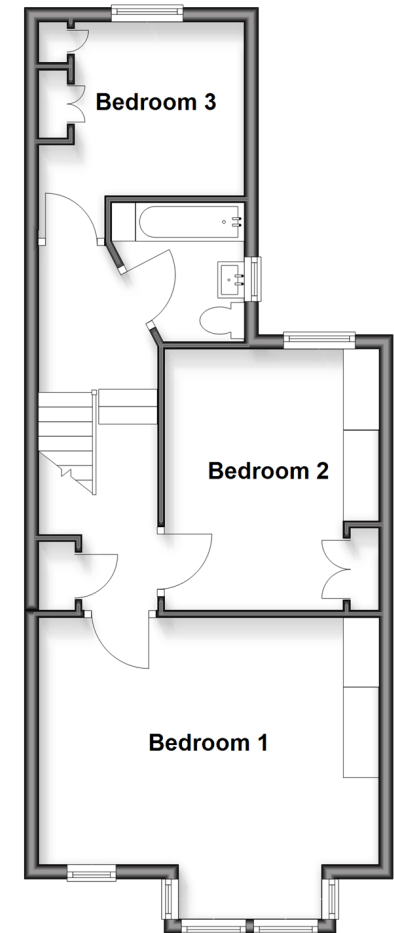
Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- 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/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

Ground Floor
Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor
Approx. 48.4 sq. metres (520.5 sq. feet)



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