

Guide Price

£375,000

Freehold

2x 1x 1x

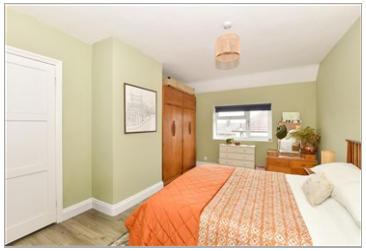
Mountfields, Brighton,

East Sussex, BN1

cubitt&west

Helping you move forwards





Main features

- Lovely home in friendly neighbourhood
- Dropped kerb at the front, ready to create off road parking
- Additional loft space, with electric ladder, currently used for home working
- Flat and sunny rear garden
- Summer house with electricity

Accommodation

GROUND FLOOR

Lounge : 17'3 x 11'0 (5.26m x 3.36m)

Kitchen/Diner : 17'3 x 11'6 (5.26m x 3.51m)

FIRST FLOOR

Landing

Bedroom 1: 17'3 x 11'10 (5.26m x 3.61m)

Bedroom 2 : 11'7 x 10'6 (3.53m x 3.20m)

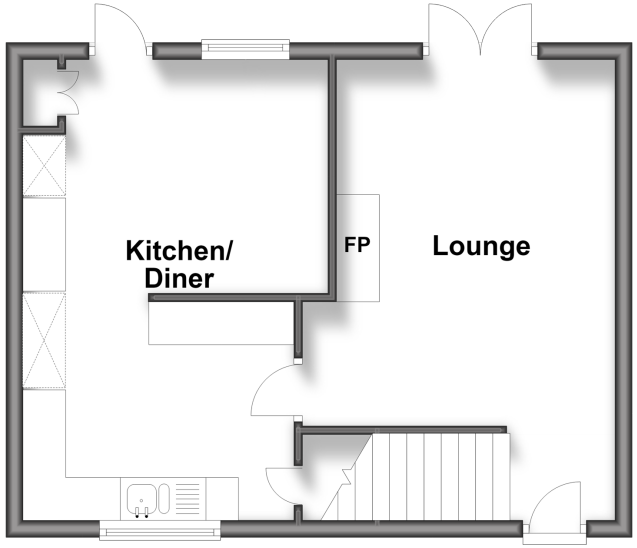
Bathroom

OUTSIDE

Front & Rear Garden

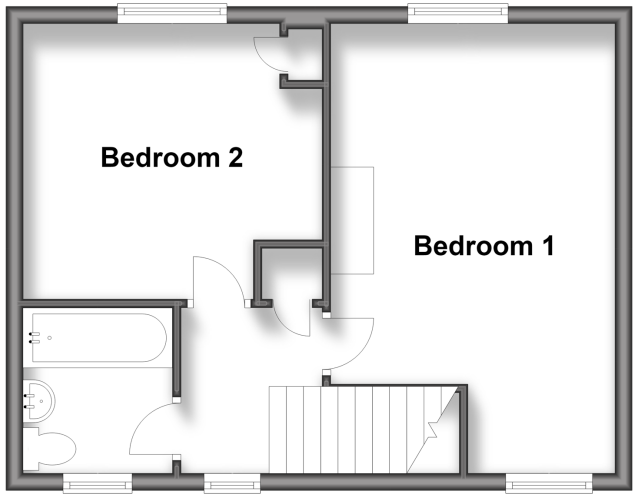
Ground Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



EPC RATING
CURRENT: D(60)
POTENTIAL: C(79)

The Property Ombudsman

INVESTORS IN PEOPLE

31300G2A/20260914/EM/EM

Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding