



Guide Price
£475,000

Freehold

4x  2x  1x 

**Eskbank Avenue,
Brighton, BN1**

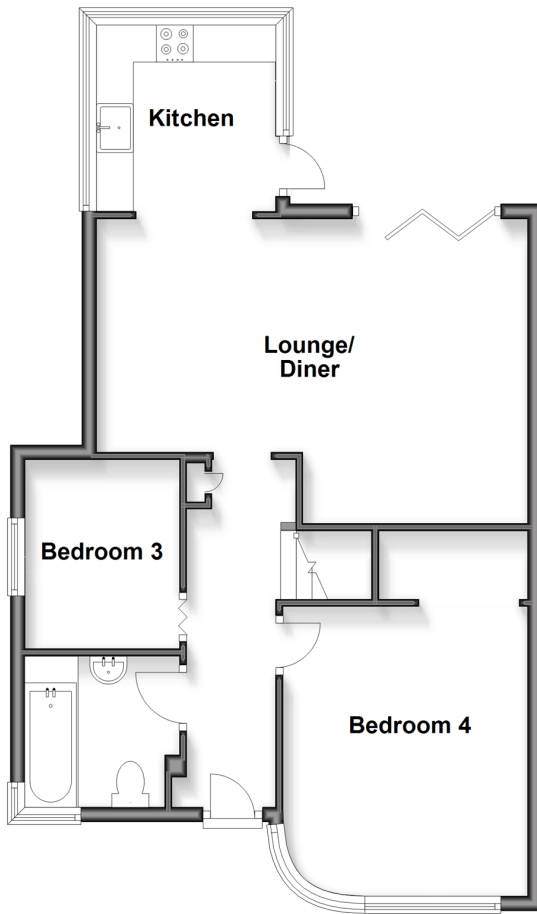
OVER 60?

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

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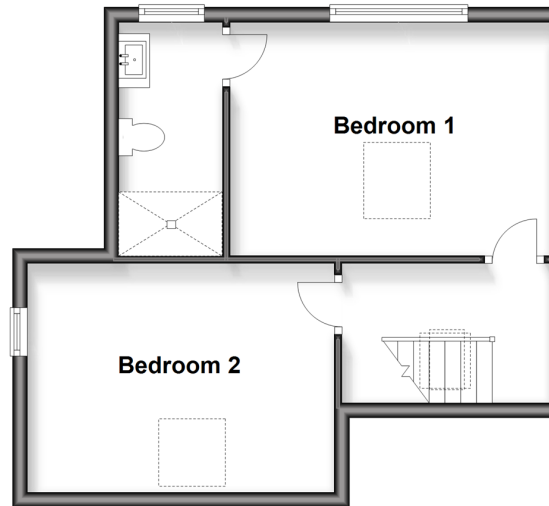
Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



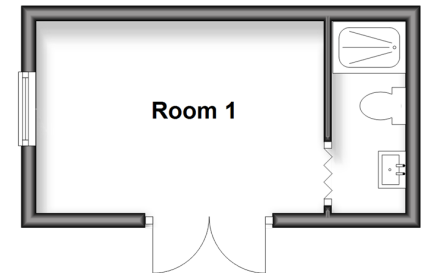
First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Outbuilding

Approx. 13.0 sq. metres (139.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 4 / Lounge: 12'8 x 10'8 (3.86m x 3.25m)

Lounge / Diner: 19'5 x 13'5 (5.92m x 4.09m) narrowing to 10'4 x 9'4 (3.15m x 2.85m)

Kitchen: 7'9 x 7'9 (2.36m x 2.36m)

Bedroom 3: 8'4 x 6'10 (2.54m x 2.08m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 14'3 x 10'6 (4.35m x 3.20m)

En-Suite Wet Room

Bedroom 2: 13'5 x 9'10 (4.09m x 3.00m)

OUTBUILDING

Room 1: 13'9 x 6'7 (4.19m x 2.01m)

OUTSIDE

Garage & Off Road Parking
Front & Rear Garden



Main features

- Bedroom 1 with floor to ceiling window & en-suite wet room
- Outbuilding with power & en-suite bathroom
- Separate lounge or bedroom 4
- Open plan lounge / kitchen / diner on 2 levels
- Close to amenities, great bus links & A27 and A23 access



Nearest Schools

Primary Schools: Carden Primary 0.4 miles, Patcham Junior School 0.5 miles, Coldean Primary 0.9 miles
Secondary Schools: Patcham High School 0.6 miles, Patcham House Special School 0.8 miles, Varndean School 1.2 miles



Transport Information

Train Stations: Moulsecoomb 1.6 miles, Preston Park 1.7 miles, Falmer 1.8 miles



Address

Eskbank Avenue, Brighton, BN1



Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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