



Price
£900,000

Freehold

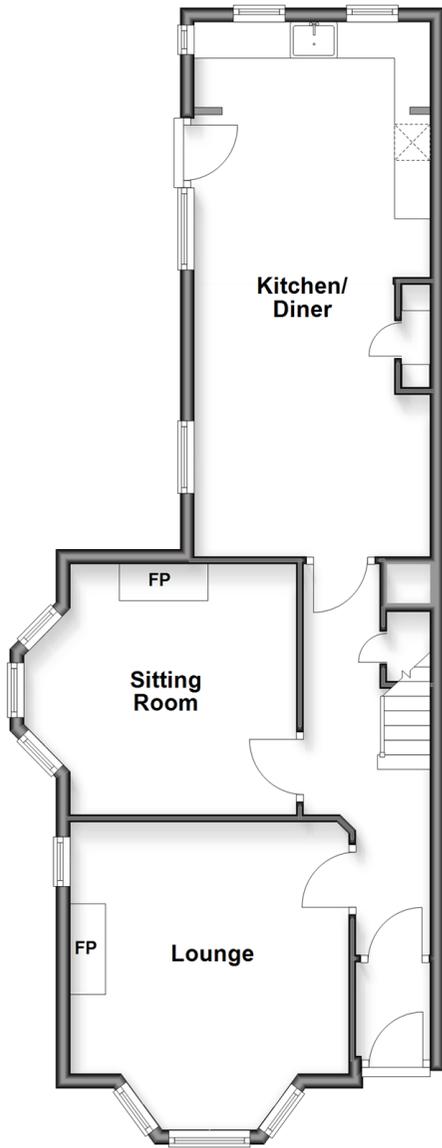
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**Waldegrave Road,
Brighton, East Sussex,
BN1**

cubitt & west
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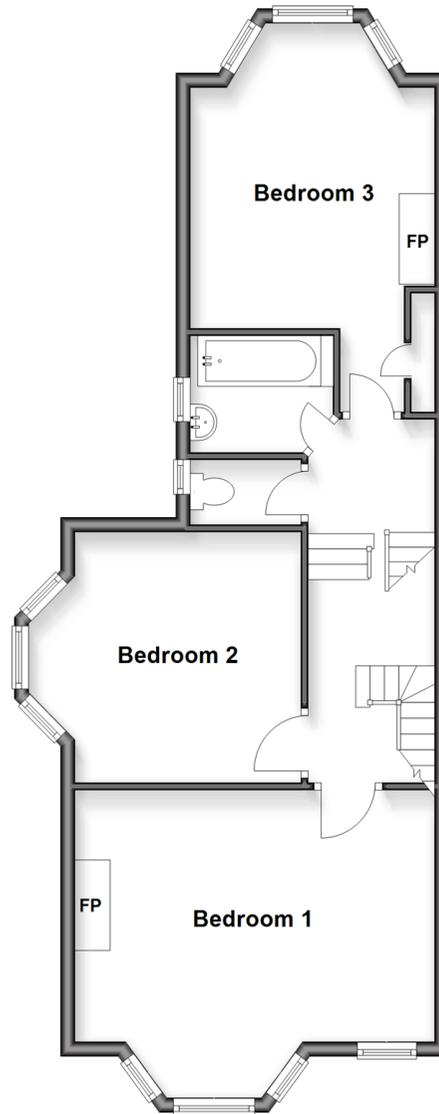
Ground Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



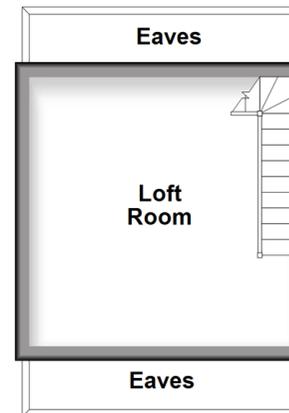
First Floor

Approx. 61.1 sq. metres (657.5 sq. feet)



Second Floor

Approx. 13.9 sq. metres (150.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'6 into bay x 12'6 (4.12m x 3.81m)

Sitting Room : 13'0 into bay x 11'5 (3.97m x 3.48m)

Kitchen/Diner : 23'7 x 11'4 (7.19m x 3.46m)

FIRST FLOOR

Landing

Bedroom 1: 16'8 into bay x 13'6 (5.08m x 4.12m)

Bedroom 2: 13'3 into bay x 11'5 (4.04m x 3.48m)

Bedroom 3: 13'7 x 11'1 (4.14m x 3.38m)

Bathroom

Separate Toilet

SECOND FLOOR

Loft Room : 13'4 x 11'9 (4.07m x 3.58m)

OUTSIDE

Front & Rear Garden



Main features

- Family home sitting on corner plot, with side access, larger garden, double aspect rooms & additional loft room
- Located in the 'golden triangle' a friendly Fiveways neighbourhood, which is close to excellent schools
- Original features and stripped floors
- Sunny side and rear gardens
- No onward chain



Nearest Schools

Primary Schools: St Paul's CofE Primary and Nursery 0.1 miles, St Bartholomew's CofE Primary 0.3 miles, Middle Street Primary 0.3 miles
Secondary Schools: Bellerbys College 0.3 miles, Brighton and Hove High School 0.5 miles, Brighton College 0.8



Transport Information

Train Stations: Brighton 0.1 miles, London Road 0.7 miles, Hove 1.4 miles



Address

Waldegrave Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Fiveways Branch 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

EPC RATING | CURRENT: D(57) | POTENTIAL: C(73)

30510652/20251206/AF/EM