



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Quarry Bank Road,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Charming family home
- Conveniently situated in Hollindean, having excellent schools in the area
- A short walk to popular cafes and shops in Fiveways
- Attractive Views from both front and rear windows
- Good size rear garden
- Benefiting from solar panels

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'9 into bay x 10'11 (4.19m x 3.33m)

Kitchen/Dining Room : 16'9 x 12'2 (5.11m x 3.71m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 13'9 into bay x 11'0 (4.19m x 3.36m)

Bedroom 2 : 12'2 x 8'10 (3.71m x 2.69m)

Bedroom 3 : 8'2 x 7'7 (2.49m x 2.31m)

Bathroom

### OUTSIDE

Front & Rear Garden

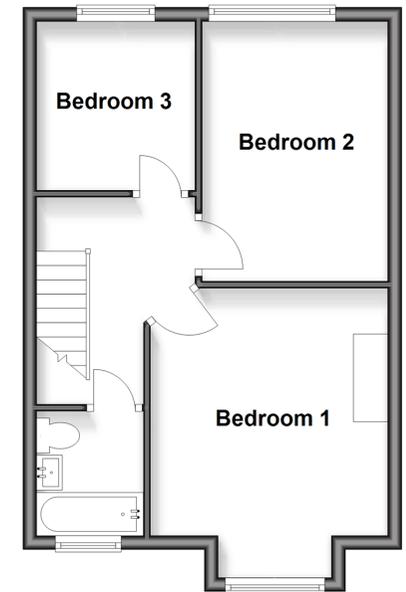
### Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://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



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