



Guide Price
£650,000

Freehold

3x  1x  1x 

**Yardley Street,
Brighton, East Sussex,
BN1**

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 15'4 x 13'5 (4.68m x 4.09m)

Dining Area: 11'4 x 7'5 (3.46m x 2.26m)

Kitchen: 11'8 x 8'2 (3.56m x 2.49m)

FIRST FLOOR

Landing

Bedroom 2: 16'6 x 10'10 (5.03m x 3.30m)

Bedroom 3: 11'7 x 11'4 (3.53m x 3.46m)

Bath and Shower Room

SECOND FLOOR

Landing

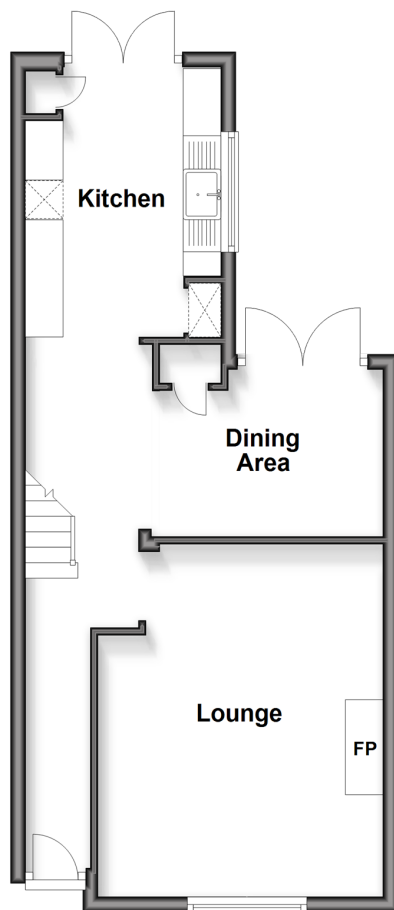
Bedroom 1: 15'2 x 11'8 (4.63m x 3.56m)

OUTSIDE

Rear Garden

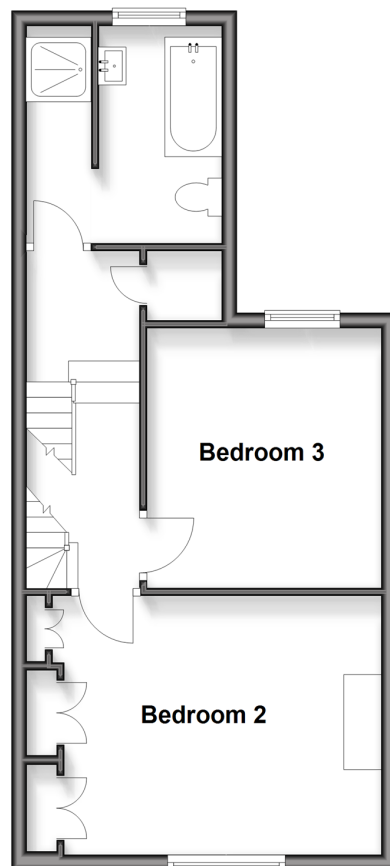
Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



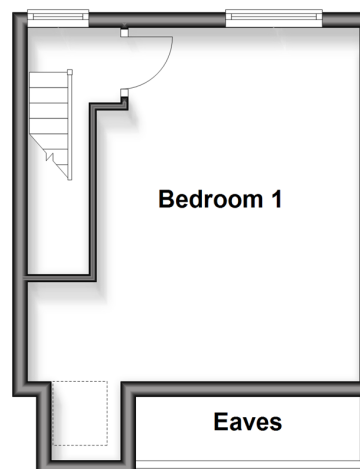
First Floor

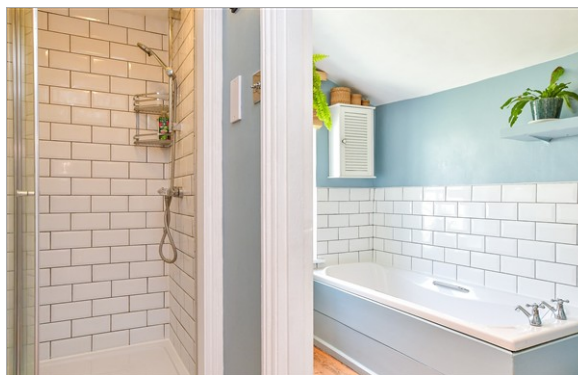
Approx. 43.1 sq. metres (463.6 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.2 sq. feet)





Main features

- Charming, well-presented and extended home with stripped wooden floors and feature fire place
- Central yet quiet location
- A very short walk to Brighton station, ideal for commuting
- Lovely, private and 'green' rear garden, perfect for relaxation
- In the catchment area for good local schools



Nearest Schools

Primary Schools: Downs Junior School 0.2 miles, St Bartholomew's CofE Primary 0.3 miles, Stanford Junior School 0.4 miles
Secondary Schools: Brighton and Hove High School 0.8 miles, Cardinal Newman Catholic School 0.9 miles



Transport Information

Train Stations: London Road 0.0 miles, Brighton 0.4 miles, Preston Park 1.0 miles



Address

Yardley Street, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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



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