



**Guide Price**  
**£250,000**

**Leasehold**

1x  1x  1x 

**Ground Floor, St.  
Aubyn's Road,  
Fishergate, Brighton,  
BN41**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented garden flat
- Bedroom with exposed brick fireplace
- Decked garden area
- Lounge / diner with bay window & cosy log burner
- In the heart of Portslade, just a short walk from Hove Lagoon, the beach & the station

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 12'4 x 9'9 (3.76m x 2.97m)

Bedroom : 12'4 x 9'4 (3.76m x 2.85m)

Lounge / Diner: 13'10 x 11'8 (4.22m x 3.56m)

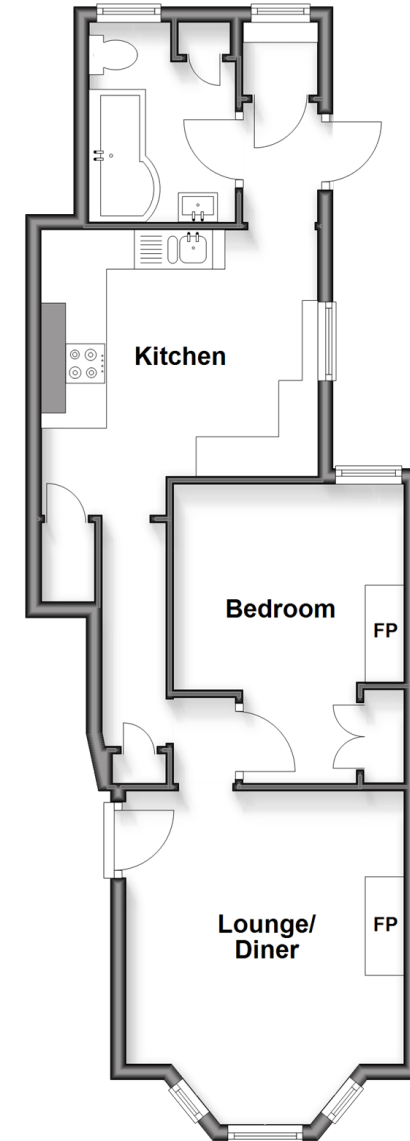
Bathroom

### OUTSIDE

Rear Patio Garden

## Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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
- 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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