



**Guide Price**  
**£325,000**

**Share of  
Freehold**

2x 1x 1x

**Sandown Road,  
Brighton, East Sussex,  
BN2**

**cubitt & west**  
Helping you move forwards



## Main features

- **Lovely spacious flat in sought after Elm Grove area**
- **Close to town, schools and train stations**
- **Ideal for first time buyers**
- **Separate kitchen perfect for entertaining**
- **Sunny rear garden**

## Accommodation

### FIRST FLOOR

#### Entrance Hall

Lounge : 13'3 into bay x 11'6 (4.04m x 3.51m)

Kitchen : 11'5 x 11'0 (3.48m x 3.36m)

Bedroom 1: 11'5 x 10'4 (3.48m x 3.15m)

Bedroom 2: 13'3 into bay x 8'0 (4.04m x 2.44m)

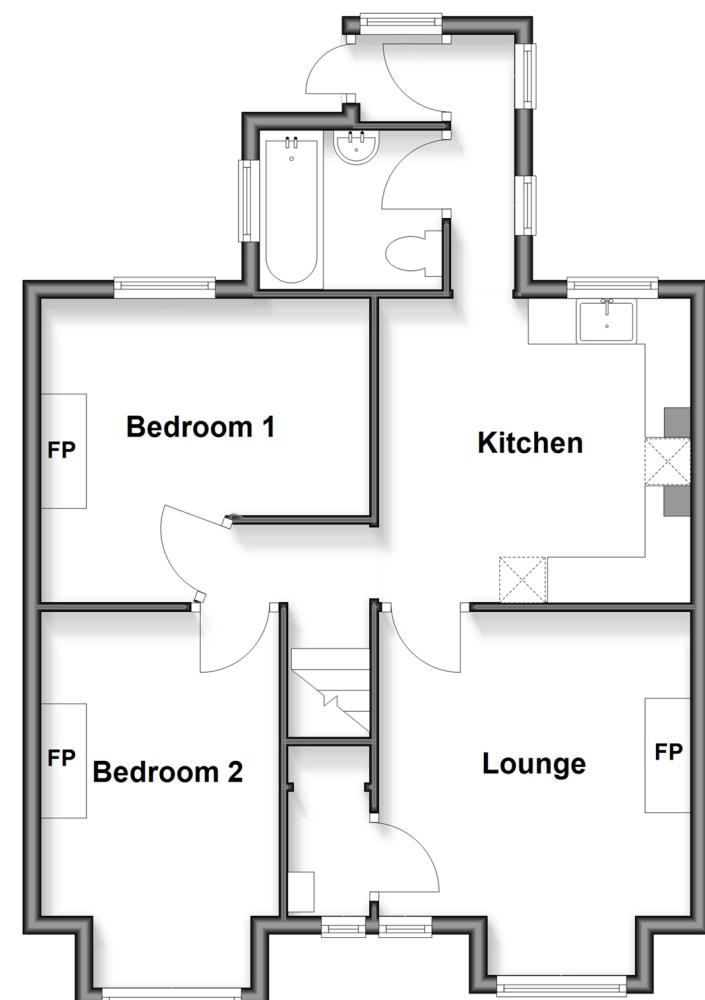
#### Bathroom

### OUTSIDE

#### Front & Rear Garden

### First Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ [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.