



Guide Price
£325,000

**Share of
Freehold**

2x  1x  1x 

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

OVER 60?

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

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)

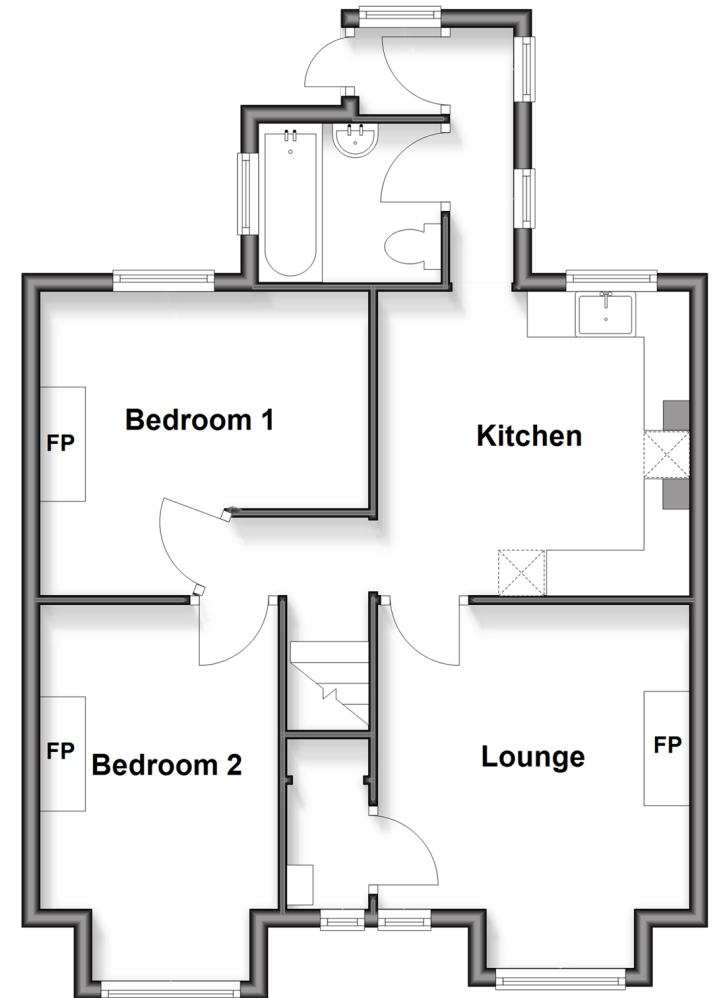
Bathroom

OUTSIDE

Front & Rear Garden

First Floor

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



Call Lewes Road Brighton - 01273 604377 ■ [cubittandwest.co.uk](https://www.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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