



Guide Price
£825,000

Freehold

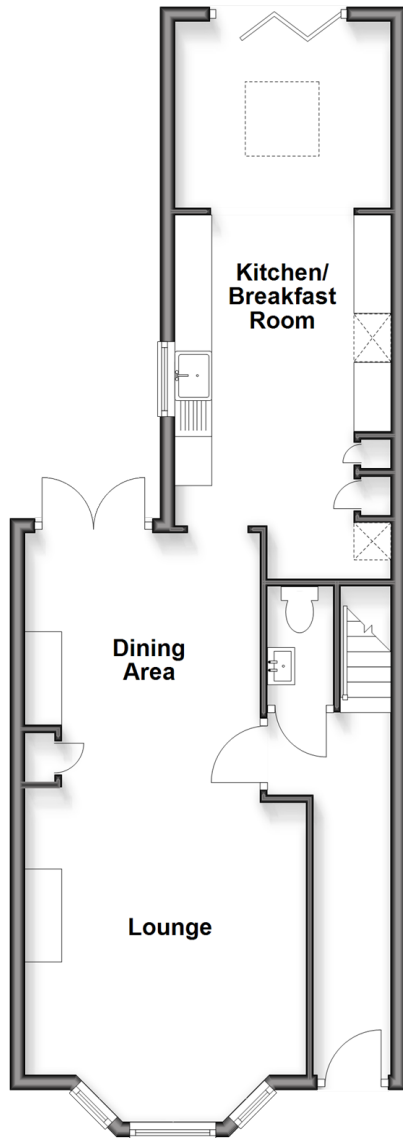
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**Grantham Road,
Brighton, East Sussex,
BN1**

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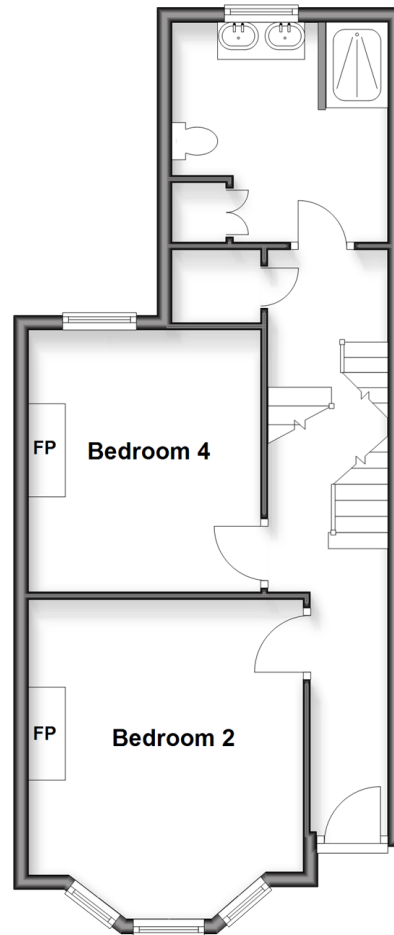
Lower Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



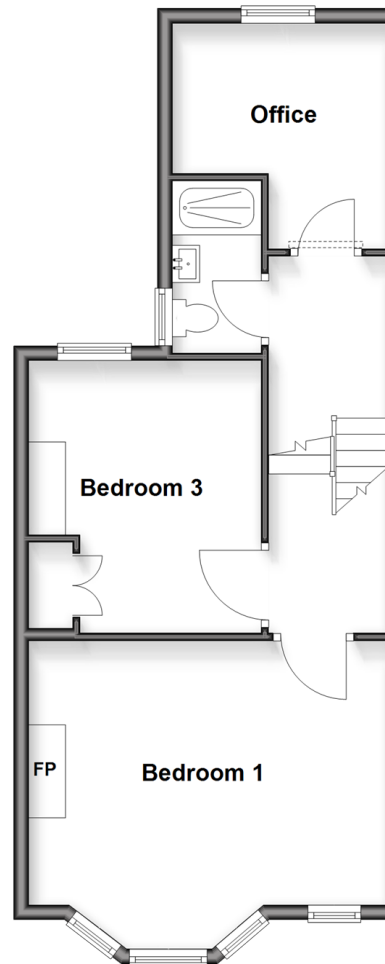
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 2: 14'8 into bay x 12'6 (4.47m x 3.81m)

Bedroom 4: 11'5 x 9'4 (3.48m x 2.85m)

Shower Room

LOWER GROUND FLOOR

Entrance Hall

Lounge : 14'7 into bay x 12'5 (4.45m x 3.79m)

Dining Area : 11'4 x 9'1 (3.46m x 2.77m)

Kitchen/Breakfast Room : 23'0 x 9'2 (7.02m x 2.80m)

FIRST FLOOR

Landing

Bedroom 1: 16'8 into bay x 14'7 (5.08m x 4.45m)

Bedroom 3: 11'10 x 9'3 (3.61m x 2.82m)

Office : 9'9 x 9'8 (2.97m x 2.95m)

Shower Room

OUTSIDE

Front & Rear Garden



Main features

- Lovely, spacious home with versatile space, including extended kitchen/breakfast room
- Friendly neighbourhood, close to excellent schools, ideal for families
- Walking distance to two train stations
- Large and sunny rear garden
- Brighton city and seafront within walking distance and lots of local amenities



Nearest Schools

Primary Schools: Downs Junior School 0.2 miles, St Martin's CofE Primary 0.6 miles, St Joseph's Catholic Primary 0.7 miles
Secondary Schools: Vardean School 0.9 miles, Dorothy Stringer High School 1.1 miles



Transport Information

Train Stations: London Road 0.6 miles, Brighton 1.0 miles, Preston Park 1.3 miles



Address

Grantham Road, 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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