



Price
£375,000

Freehold

3x  1x  1x 

**Bodiam Avenue,
Brighton, East Sussex,
BN2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Located in sought after residential area of Bevendean, surrounded by the South Downs
- Large rear garden
- Additional utility room
- Close to good local schools and transport links
- Chain free

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 14'8 x 10'4 (4.47m x 3.15m)

Dining Room : 10'10 x 10'4 (3.30m x 3.15m)

Kitchen : 11'2 x 9'7 (3.41m x 2.92m)

Separate Toilet

Storage Room

FIRST FLOOR

Landing

Bedroom 1: 12'9 x 10'4 (3.89m x 3.15m)

Bedroom 2: 12'9 x 10'5 (3.89m x 3.18m)

Bedroom 3: 10'3 x 7'2 (3.13m x 2.19m)

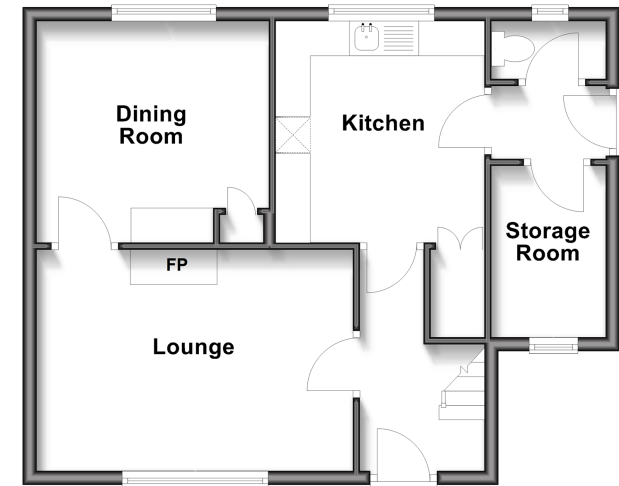
Bathroom

OUTSIDE

Front & Rear Garden

Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ 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.



31320709/20250614/AF/JR