



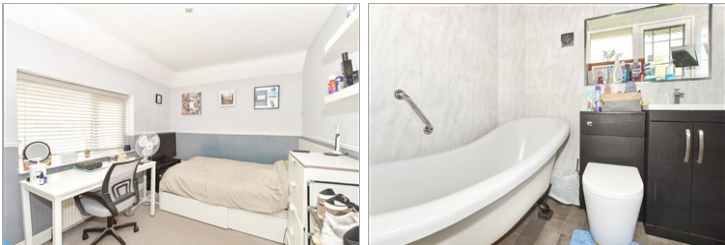
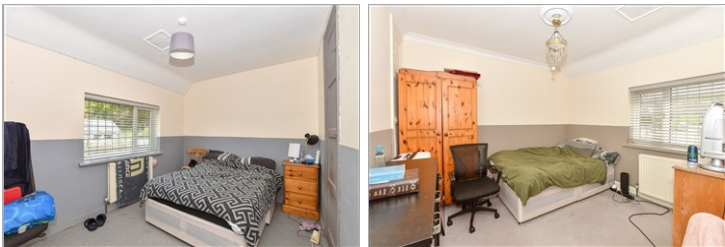
Guide Price
£450,000

Freehold

5x  2x  2x 

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

cubitt&west
Helping you move forwards



Main features

- A generous size, ideal for those with children or needing home working space
- Large rear garden
- Off road private parking
- Great transport links, easy access to Brighton station and close to the university
- No onward chain

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge : 20'4 x 13'4 (6.20m x 4.07m)
Dining Room : 14'8 x 10'7 (4.47m x 3.23m)
Kitchen : 21'0 x 6'7 (6.41m x 2.01m)
Shower Room
Cloak Room

FIRST FLOOR

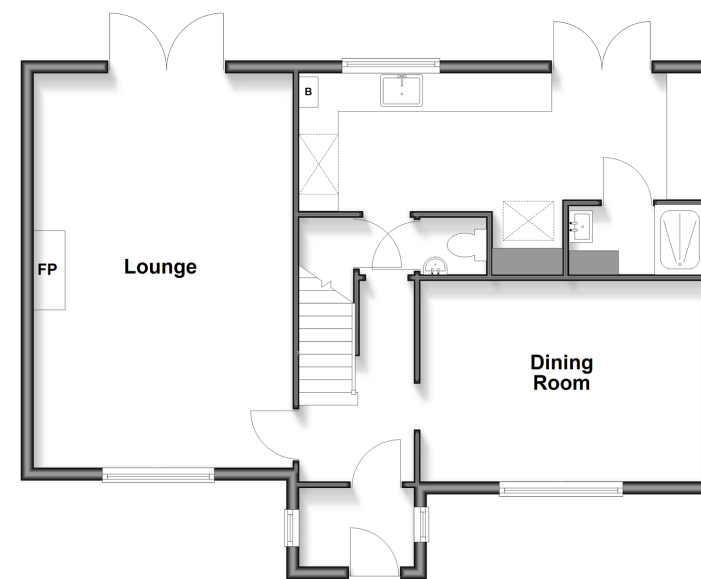
Landing
Bedroom 1: 12'8 x 11'6 (3.86m x 3.51m)
Bedroom 2: 13'4 x 9'2 (4.07m x 2.80m)
Bedroom 3: 12'9 x 10'6 (3.89m x 3.20m)
Bedroom 4: 13'5 x 8'5 (4.09m x 2.57m)
Bedroom 5: 10'4 x 7'2 (3.15m x 2.19m)
Bath & Shower Room

OUTSIDE

Off Road Parking
Front & Rear Garden

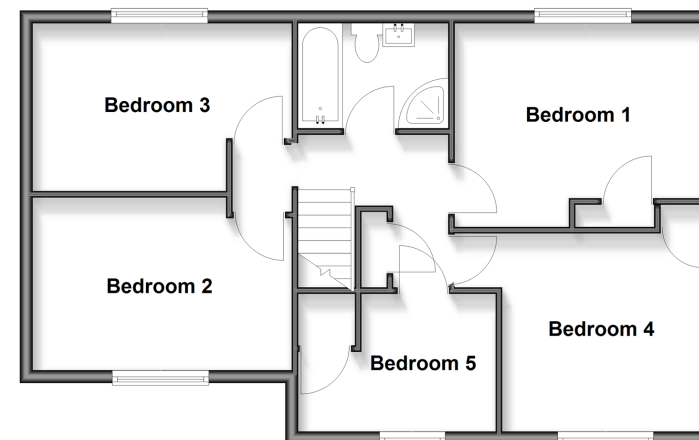
Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

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