



Guide Price
£349,000

Freehold

2x  1x  1x 

**Sutton Close, Brighton,
Brighton & Hove, BN2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Bright & spacious home with handy lean-to
- Large double aspect lounge, kitchen/diner
- Outbuilding with built in day bed
- Summer house
- Rear garden, driveway

Accommodation

GROUND FLOOR

Hallway

Lounge : 16'11 x 10'5 (5.16m x 3.18m)

Kitchen: 14'11 x 13'8 at widest point (4.55m x 4.17m)

Larder: 6'10 x 3'0 (2.08m x 0.92m)

Lean-To : 18'9 x 5'9 (5.72m x 1.75m)

FIRST FLOOR

Landing

Bedroom 1: 15'2 x 10'5 (4.63m x 3.18m)

Bedroom 2: 10'8 x 9'11 (3.25m x 3.02m)

Shower Room

OUTBUILDING

Room 1: 14'11 x 6'7 (4.55m x 2.01m)

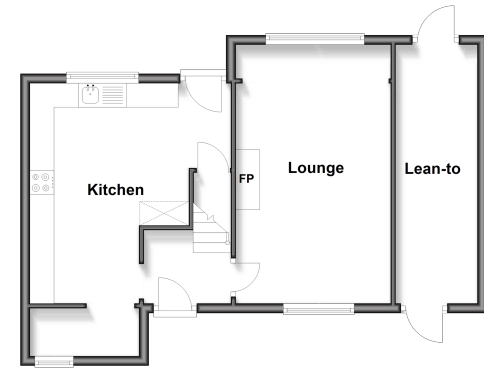
OUTSIDE

Rear Garden

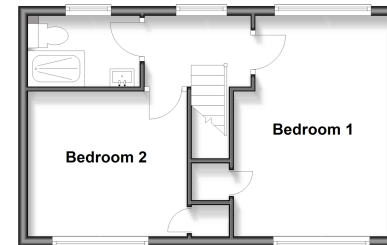
Driveway

Summer House

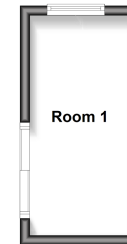
Ground Floor
Approx. 49.2 sq. metres (529.1 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.1 sq. feet)



Outbuilding
Approx. 9.6 sq. metres (102.9 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

■ 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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