

OVER 60?

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



Guide Price

£500,000

Freehold

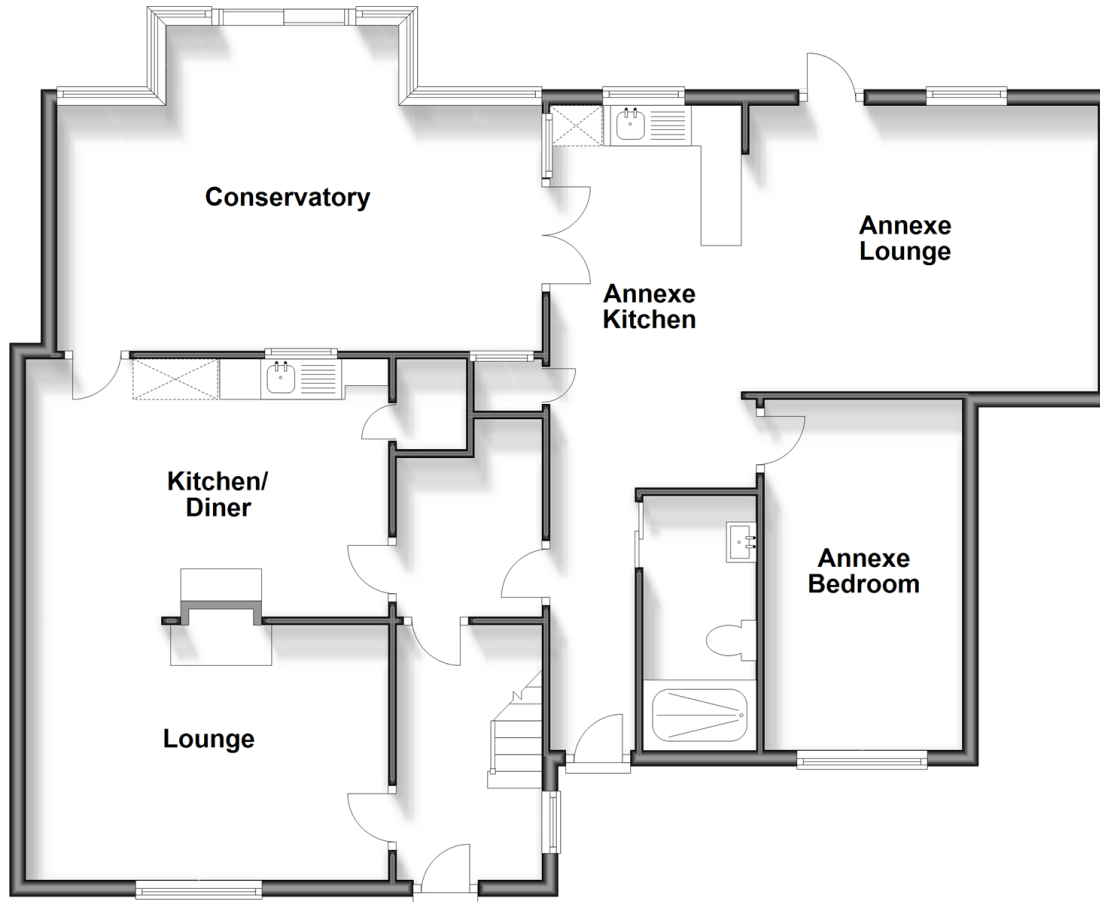
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Midhurst Rise, Brighton, BN1

cubitt & west
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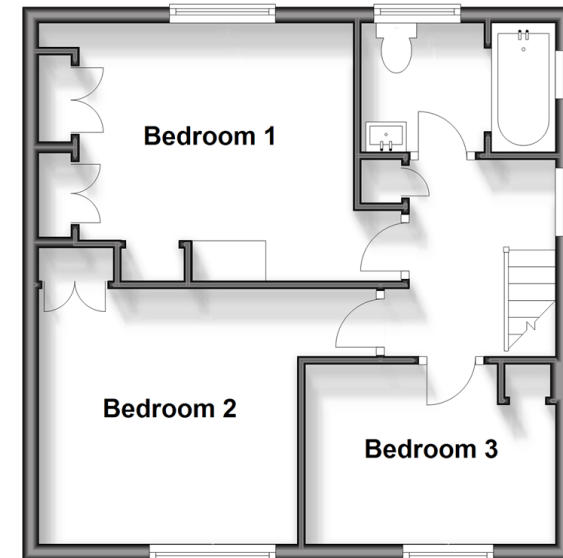
Ground Floor

Approx. 110.6 sq. metres (1190.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'5 x 10'2 (4.40m x 3.10m)

Kitchen / Diner: 14'5 x 11'9 (4.40m x 3.58m)

Conservatory: 19'4 x 13'1 (5.90m x 3.99m)

ANNEXE

Annexe Lounge: 13'5 x 10'9 (4.09m x 3.28m)

Annexe Kitchen: 10'9 x 7'6 (3.28m x 2.29m)

Annexe Bedroom: 14'1 x 7'6 (4.30m x 2.29m)

Annexe Shower Room

FIRST FLOOR

Landing

Bedroom 1: 14'5 x 10'2 (4.40m x 3.10m)

Bedroom 2: 14'1 x 10'2 (4.30m x 3.10m)

Bedroom 3: 9'10 x 6'10 (3.00m x 2.08m)

Bathroom

OUTSIDE

Garage & Off Road Parking
Front & Rear Garden



Main features

- Lounge into the open plan kitchen / diner
- Huge rear garden with beautiful patio
- Generous conservatory, currently set up as a salon
- Completely separate, 1-bedroom, huge, self-contained annex / granny flat with own front door
- Close to amenities, bus routes & easy access to the A27 & A23

Nearest Schools

Primary Schools: Carden Primary 0.2 miles, Patcham Junior School 1.1 miles, Balfour Junior School 1.5 miles
Secondary Schools: Patcham High School 1.1 miles, Patcham House Special School 1.3 miles, Varndean School 1.5 miles

Transport Information

Train Stations: Preston Park 2.1 miles, London Road 2.7 miles, Hove 2.7 miles

Address

Midhurst Rise, Brighton, BN1

Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ 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

EPC RATING	CURRENT:	POTENTIAL:

31707235/20260306/ZC/EBO