

Guide Price

£375,000

Freehold

2x 1x 1x

Ladysmith Road,
Brighton, East Sussex,
BN2

cubitt&west
Helping you move forwards








Main features

- Well-presented house with good size living/entertaining space
- Would suit first time buyers, move in condition
- Large and sunny garden with side access
- Friendly neighbourhood
- The city, shops and seafront are all near by

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 12'10 x 11'8 (3.91m x 3.56m)

Dining Area : 9'10 x 9'6 (3.00m x 2.90m)

Kitchen : 14'11 x 6'0 (4.55m x 1.83m)

FIRST FLOOR

Landing

Bedroom 1: 12'10 x 9'11 (3.91m x 3.02m)

Bedroom 2: 9'10 x 6'9 (3.00m x 2.06m)

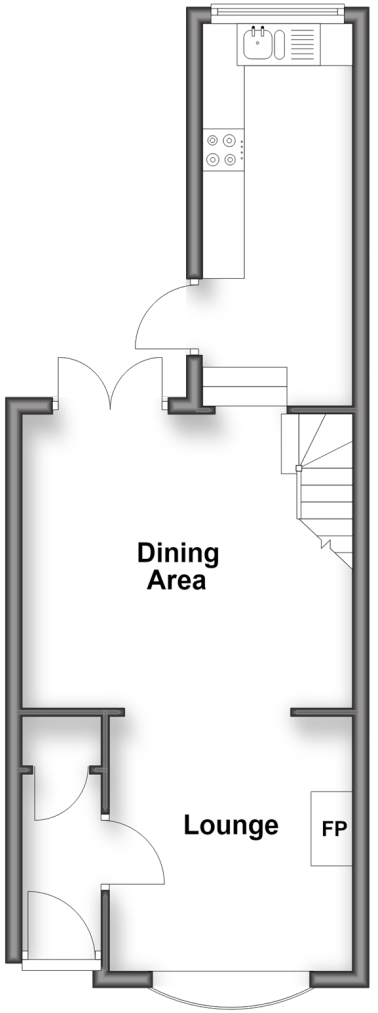
Bathroom

OUTSIDE

Front & Rear Garden

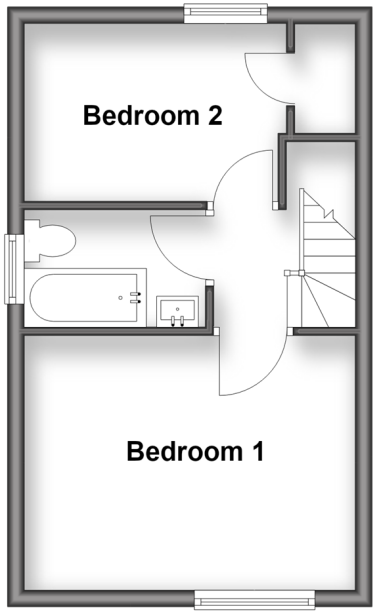
Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)





The Property Ombudsman

INVESTORS IN PEOPLE

31318444/20261019/AF/EM

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

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