



**Price**  
**£450,000**

**Freehold**

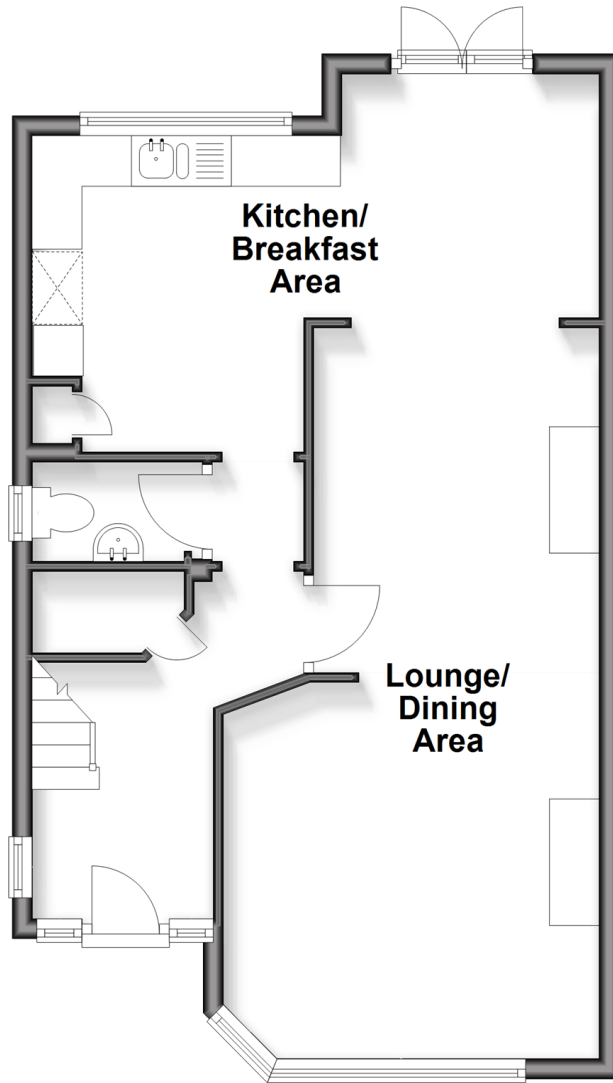
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**Upper Bevendean  
Avenue, Brighton, East  
Sussex, BN2**

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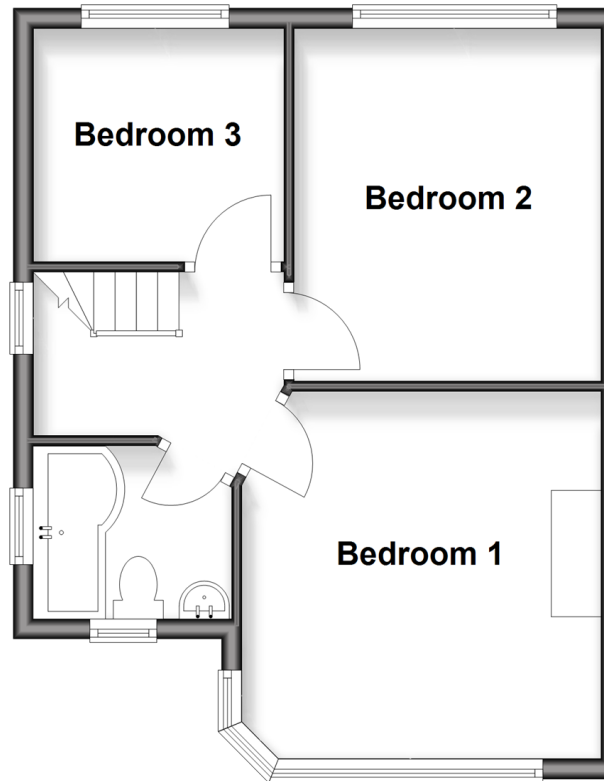
## Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 23'7 x 12'8 (7.19m x 3.86m)

Kitchen/Breakfast Area : 8'6 x 8'0 (2.59m x 2.44m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'4 x 10'2 (3.76m x 3.10m)

Bedroom 2: 11'7 x 10'2 (3.53m x 3.10m)

Bedroom 3: 8'9 x 7'7 (2.67m x 2.31m)

Bathroom

### OUTSIDE

Detached Garage

Off Road Parking

Front, side and rear garden





## Main features

- Beautifully presented home on a large plot
- Front, side & rear sunny gardens
- Detached garage & off road parking
- Located close to local schools & excellent access to transport links into Brighton city centre
- Offered chain free



## Nearest Schools

Primary Schools: Bevendean Primary 0.3 miles, Coombe Road Primary 0.4 miles, Moulsecoomb Primary 0.5 miles  
Secondary Schools: Falmer High School 1.2 miles, Brighton Aldridge Community Academy 2.0 miles

## Transport Information

Train Stations: Moulsecoomb 0.5 miles, London Road 1.3 miles, Falmer 1.3 miles

## Address

Upper Bevendean Avenue, Brighton, East Sussex, BN2

## Directions

For directions to this property please contact us.







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Call Lewes Road Brighton Branch 01273 604377 ■ [cubittandwest.co.uk](https://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



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