



Guide Price
£350,000

Freehold

5x  2x  1x 

**Widdicombe Way,
Brighton, East Sussex,
BN2**

cubitt&west
Helping you move forwards



Main features

- Buy to let opportunity, fully licenced as a 6 bedroom, currently achieving £3070 PCM
- Popular student location, close to universities
- Good transport links to the city
- Large garden
- Chain free

Accommodation

GROUND FLOOR

Entrance Hall
 Living Room : 13'5 x 11'9 (4.09m x 3.58m)
 Kitchen: 13'8 x 7'8 (4.17m x 2.34m)
 Dining Room (used as bedroom): 10'6 x 10'0 (3.20m x 3.05m)

FIRST FLOOR

Landing
 Bedroom 1: 11'11 x 10'7 (3.63m x 3.23m)
 Bedroom 2: 12'5 into bay x 10'0 (3.79m x 3.05m)
 Bedroom 5: 7'5 x 7'3 (2.26m x 2.21m)
 Bathroom

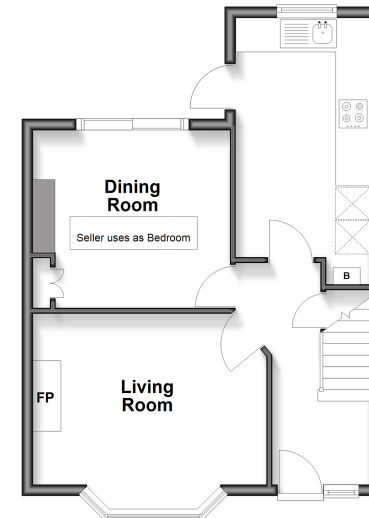
SECOND FLOOR

Landing
 Bedroom 3: 10'2 x 9'8 (3.10m x 2.95m)
 Bedroom 4: 13'1 x 7'0 (3.99m x 2.14m)
 Bathroom

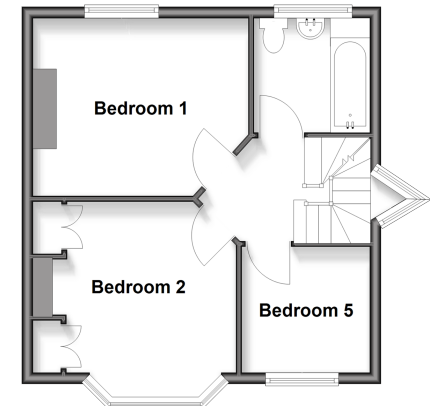
OUTSIDE

Front & Rear Garden

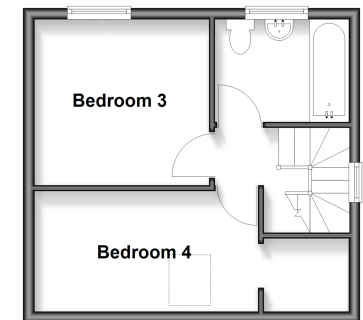
Ground Floor
 Approx. 42.7 sq. metres (459.6 sq. feet)



First Floor
 Approx. 38.2 sq. metres (411.6 sq. feet)



Second Floor
 Approx. 29.0 sq. metres (312.1 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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