

OVER 60?

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



Price

£425,000

Freehold

3x  2x  2x 

Ashburnham Drive, Brighton, BN1

cubitt & west
Helping you move forwards



Main features

- Large modern en-suite bedroom
- Generous open plan lounge / diner
- Huge integral garage plus large driveway
- Room for improvement & potential for further development (subject to planning permission)
- In a popular part of Coldean with good bus routes & links to the A27

Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Lounge: 13'0 x 11'7 (3.97m x 3.53m)
Dining Area: 9'0 x 8'9 (2.75m x 2.67m)
Kitchen: 15'3 x 8'9 (4.65m x 2.67m)
Separate Toilet

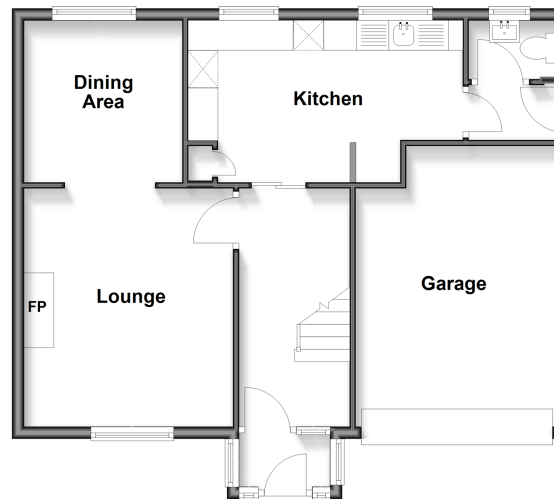
FIRST FLOOR

Landing
Bedroom 1: 15'9 x 10'10 (4.80m x 3.30m)
En-Suite Shower Room
Bedroom 2: 13'5 x 11'0 (4.09m x 3.36m)
Bedroom 3: 11'10 x 10'2 (3.61m x 3.10m)
Bathroom
Separate Toilet 2

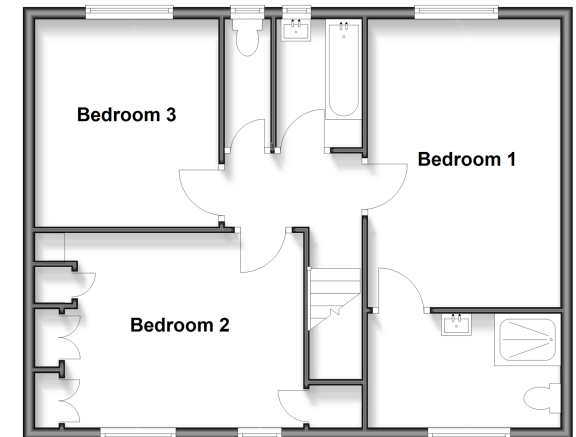
OUTSIDE

Garage: 15'6 x 10'8 (4.73m x 3.25m)
Off Road Parking
Rear Garden

Ground Floor
Approx. 62.3 sq. metres (670.2 sq. feet)



First Floor
Approx. 60.4 sq. metres (650.5 sq. feet)



Call Patcham - 01273 541934 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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