



Guide Price
£350,000

Freehold

3x  1x  1x 

**The Byway, Brighton,
BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Light, bright, stylish kitchen
- Quiet, no through road, cul-de-sac
- Handy porch to the front for additional storage
- Modern, family lounge / diner with doors directly to the garden
- Fantastic location, close to the university & direct commuter links out to the A27

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge / Diner: 22'8 (6.91m) x 12'10 (3.91m) narrowing to 8'7 (2.62m)

Kitchen: 8'2 x 8'1 (2.49m x 2.47m)

FIRST FLOOR

Landing

Bedroom 1: 11'5 x 9'6 (3.48m x 2.90m)

Bedroom 2: 10'9 x 7'9 (3.28m x 2.36m)

Bedroom 3: 7'10 x 7'8 (2.39m x 2.34m)

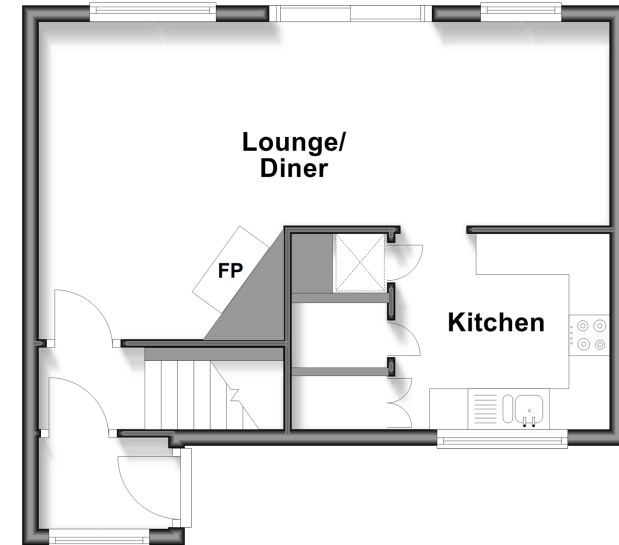
Bathroom

OUTSIDE

Front & Rear Garden

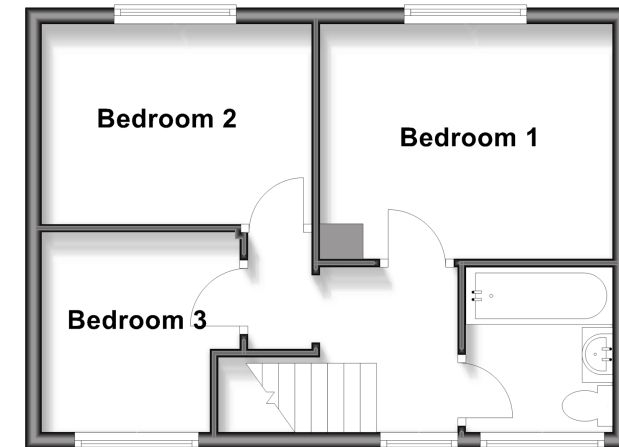
Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Call Patcham - 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



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