


## Guide Price

# £250,000

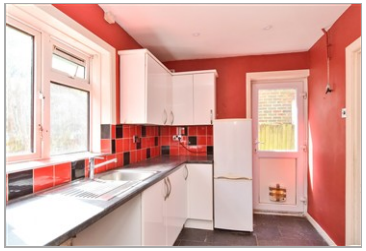
## Freehold

2x 1x 1x

**Hodshrove Road,**
**Brighton, East Sussex,**
**BN2**

cubitt&west
Helping you move forwards








## Main features

- Fabulous first-time buyer house, offering good space in a family area
- Generous lounge with views
- Good sized rear garden
- Side access for ease of accessing the rear with bikes and gardening equipment
- Chain free

## Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'5 x 11'11 (4.70m x 3.63m)

Kitchen : 9'11 x 7'4 (3.02m x 2.24m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'1 (3.71m x 3.38m)

Bedroom 2: 9'1 x 8'7 (2.77m x 2.62m)

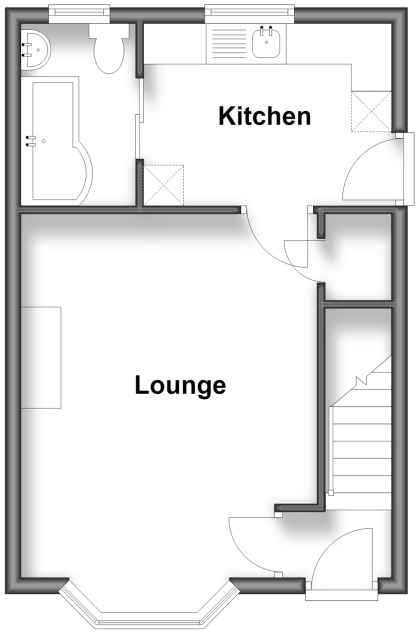
Office/Study : 7'2 x 6'3 (2.19m x 1.91m)

OUTSIDE

Front & Rear Garden

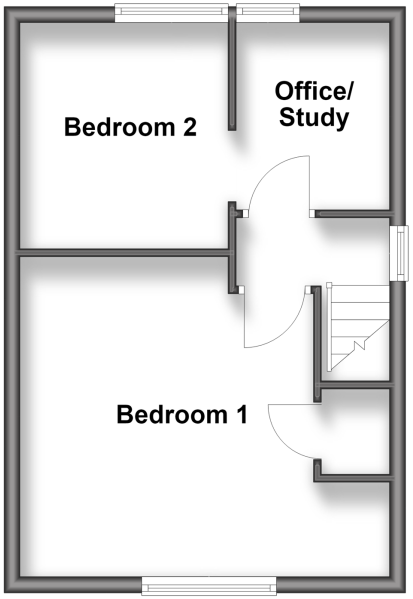
**Ground Floor**

Approx. 31.9 sq. metres (343.3 sq. feet)




**First Floor**

Approx. 31.6 sq. metres (340.5 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

The Property Ombudsman

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