

OVER 60?
Secure this property for up to **59% less!***

Guide Price

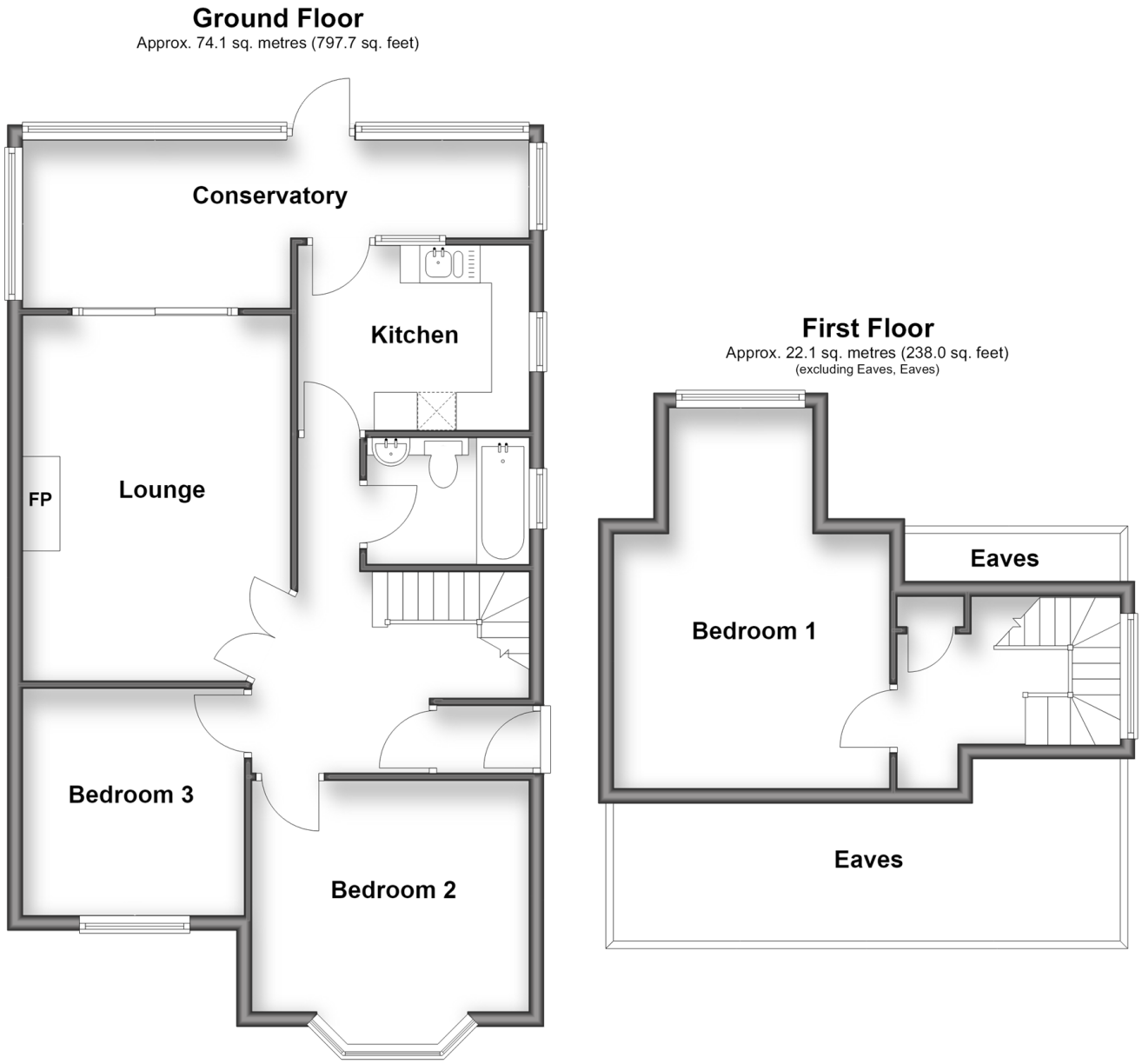
£550,000

Freehold

3x 1x 1x

Larkfield Way, Brighton, BN1

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Accommodation

GROUND FLOOR

Entrance Porch
Lounge: 16'4 x 11'6 (4.98m x 3.51m)
Kitchen: 10'2 x 7'10 (3.10m x 2.39m)
Utility Room: 10'8 x 4'1 (3.25m x 1.25m)
Conservatory: 11'0 x 7'4 (3.36m x 2.24m)
Bedroom 2: 12'10 x 11'10 (3.91m x 3.61m)
Bedroom 3: 9'10 x 9'8 (3.00m x 2.95m)
Bathroom

FIRST FLOOR

Landing
Bedroom 1: 16'5 x 12'0 (5.01m x 3.66m)
Eaves x 2

OUTSIDE

Front & Rear Garden
Garage & Off Road Parking















Main features

- **Large, light, bright lounge onto conservatory, used as dining room**
- **Stunning garden with mature trees and stunning planting**
- **Handy garage and driveway**
- **Potential for further development (subject to planning permission) to top floor**
- **Fantastic location close to local amenities and links to the A27 and A23**

Nearest Schools

Primary Schools: Balfour Junior School 0.9 miles, Carden Primary 1.1 miles, St Bernadette's Catholic Primary 1.2 miles Secondary Schools: Varndean School 0.8 miles, Dorothy Stringer High School 0.8 miles, Patcham High School 1.3 miles

Transport Information

Train Stations: Preston Park 1.3 miles, London Road 1.7 miles, Aldrington 2.2 miles

Address

Larkfield Way, Brighton, BN1

Directions

For directions to this property please contact us.



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The Property Ombudsman

INVESTORS IN PEOPLE

■ 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

EPC RATING | CURRENT: C(73) | POTENTIAL: B(85)

9014248Q/20260918/EBO/EBO