



**Price**  
**£450,000**

**Freehold**

4x  1x  1x 

**Beatty Avenue,  
Brighton, BN1**

**OVER 60?**

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



Video Tour available

**cubitt&west**  
Helping you move forwards



## Main features

- Renovated throughout
- Modern kitchen & bathroom
- Lounge & dining area with patio doors
- Rear garden with a great sized decked area
- Far reaching views
- Great for commuting to the A27 & A23

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'11 x 11'2 (3.94m x 3.41m)

Dining Area: 9'0 x 8'9 (2.75m x 2.67m)

Kitchen: 16'3 x 8'4 (4.96m x 2.54m)

Family Area

### FIRST FLOOR

Landing

Bedroom 1: 14'7 x 11'0 (4.45m x 3.36m)

Bedroom 2: 10'0 x 6'7 (3.05m x 2.01m)

Bathroom

### SECOND FLOOR

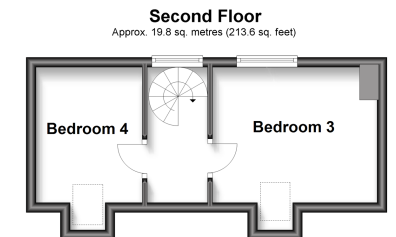
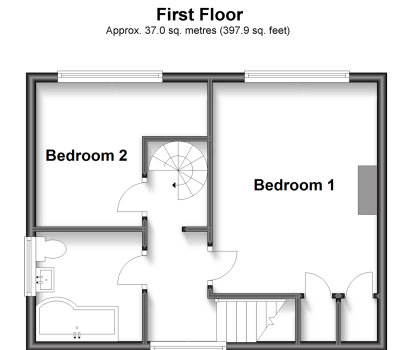
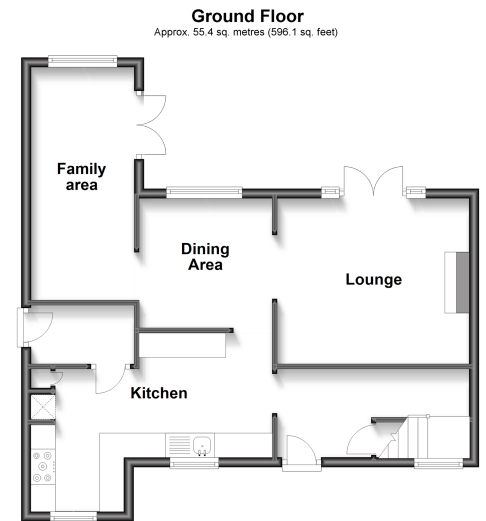
Landing

Bedroom 3: 11'0 x 9'2 (3.36m x 2.80m)

Bedroom 4: 9'2 x 6'8 (2.80m x 2.03m)

### OUTSIDE

Front & Rear Garden



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://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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