



**Price**  
**£575,000**

**Freehold**

4x  2x  1x 

**Eskbank Avenue,  
Brighton, BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Large principal en-suite room with Juliet balcony
- For sale by Modern Auction - T&C's apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Social, open plan kitchen and dining area to the rear
- Off road parking / garage and outdoor utility area
- Fantastic outbuilding / lodge room with water and electric
- Brilliant location close to local amenities and direct access to the A27 and A23

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 12'8 x 10'8 (3.86m x 3.25m)  
 Dining Area: 19'5 x 13'5 (5.92m x 4.09m) narrowing to 10'4 x 9'4 (3.15m x 2.85m)  
 Kitchen: 7'9 x 7'9 (2.36m x 2.36m)  
 Bedroom 3: 8'4 x 6'10 (2.54m x 2.08m)  
 Bathroom

### FIRST FLOOR

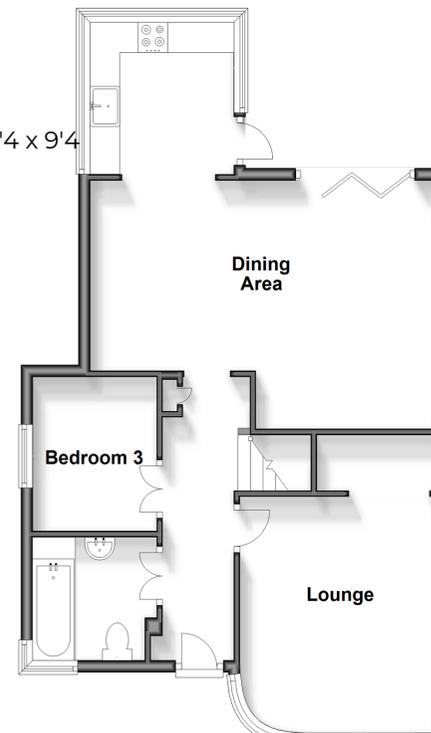
Landing  
 Bedroom 1: 14'3 x 10'6 (4.35m x 3.20m)  
 En-Suite Wet Room  
 Bedroom 2: 13'5 x 9'10 (4.09m x 3.00m)

### OUTSIDE

Garage & Off Road Parking  
 Front & Rear Garden  
 Out Building: 13'9 x 6'7 (4.19m x 2.01m)

### Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



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



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