



Guide Price
£525,000

Freehold

4x  2x  1x 

**Islingword Street,
Brighton, East Sussex,
BN2**

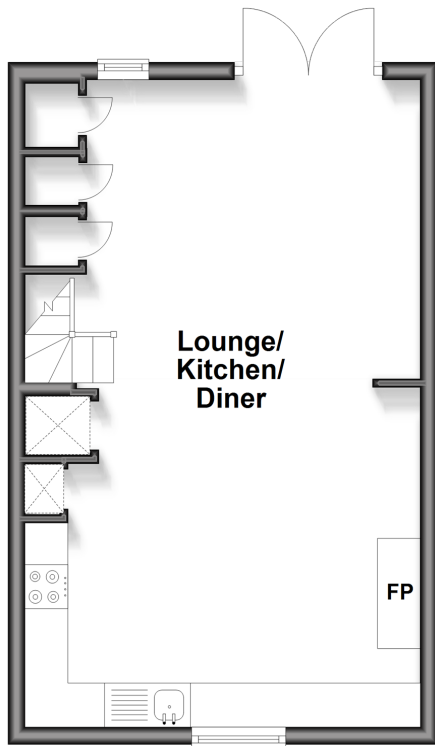
OVER 60?

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

cubitt & west
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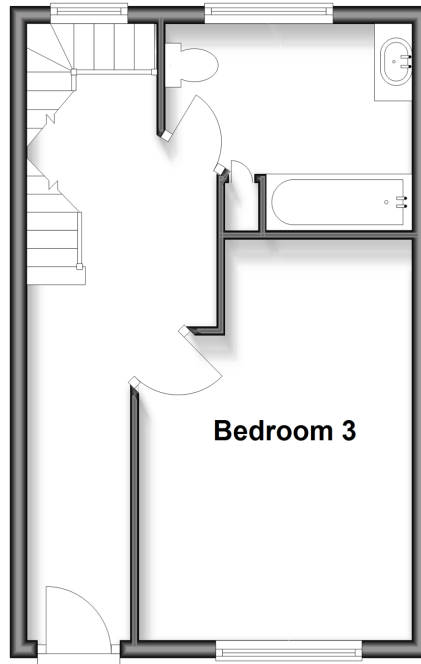
Lower Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



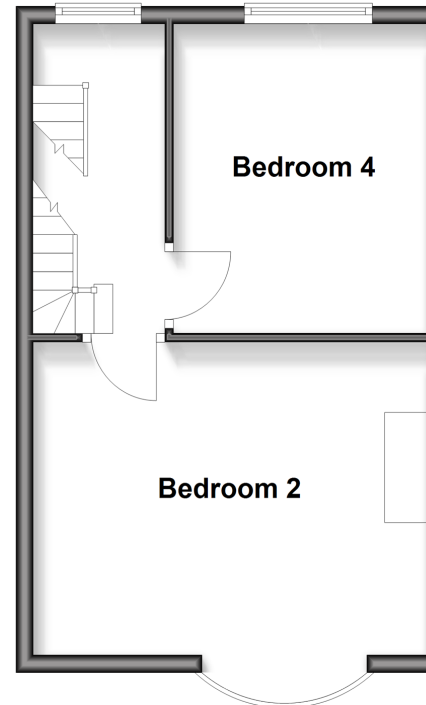
Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



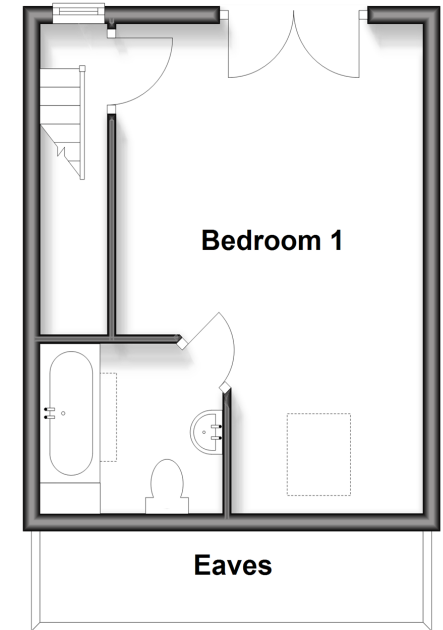
First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Second Floor

Approx. 24.9 sq. metres (267.5 sq. feet)
(excluding Eaves)



Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 3: 17'0 x 10'7 (5.19m x 3.23m)

Bathroom

LOWER GROUND FLOOR

Lounge/Kitchen/Diner: 21'7 x 12'3 (6.58m x 3.74m)

FIRST FLOOR

Landing

Bedroom 2: 14'9 into bay x 13'1 (4.50m x 3.99m)

Bedroom 4: 11'7 x 9'6 (3.53m x 2.90m)

SECOND FLOOR

Landing

Bedroom 1

En Suite Bathroom

OUTSIDE

Rear Patio



Main features

- An extended family home providing versatile living space
- Friendly neighbourhood/Hanover community
- Close to good schools and popular Queens Park
- Brighton city centre and Beach are walkable
- Nearby are local shops, cafés & pubs



Nearest Schools

Primary Schools: St Luke's Junior School 0.2 miles, Elm Grove Primary 0.3 miles, Carlton Hill Primary 0.3 miles

Secondary Schools: Bellerbys College 0.3 miles, Brighton College 0.6 miles, Hamilton Lodge School for Deaf



Transport Information

Train Stations: Brighton 0.5 miles, London Road 0.6 miles, Moulsecoomb 1.2 miles



Address

Islingword Street, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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■ 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

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

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