



Guide Price
£455,000

Freehold

3x  2x  2x 

**Westfield Avenue,
Saltdean, Brighton, BN2**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Spacious home close to the countryside
- Kitchen / breakfast room
- Bathroom & shower room
- Conservatory overlooking the rear garden
- Handy garage & driveway

Accommodation

GROUND FLOOR

Hallway
 Bedroom 2: 13'9 x 12'0 (4.19m x 3.66m)
 Shower Room
 Kitchen: 10'2 x 8'10 (3.10m x 2.69m)
 Breakfast Room: 10'2 x 6'3 (3.10m x 1.91m)
 Conservatory: 16'6 x 6'10 (5.03m x 2.08m)
 Study/Bedroom 3: 8'10 x 8'0 (2.69m x 2.44m)
 Dining Area: 12'0 x 9'11 (3.66m x 3.02m)
 Lounge: 13'10 x 12'0 (4.22m x 3.66m)

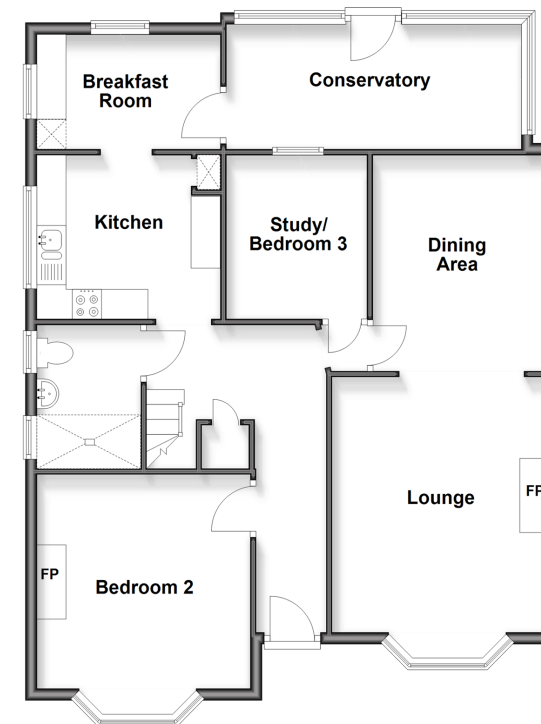
FIRST FLOOR

Landing
 Shower Room
 Bedroom 1: 13'6 x 12'6 (4.12m x 3.81m)
 Balcony
 Eaves

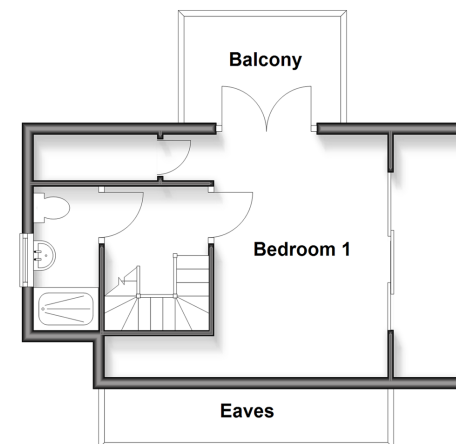
OUTSIDE

Garage & Driveway: 17'6 x 9'6 (5.34m x 2.90m)
 Front & Rear Garden

Ground Floor
 Approx. 92.2 sq. metres (992.5 sq. feet)



First Floor
 Approx. 29.3 sq. metres (315.5 sq. feet)
 (excluding Balcony, Eaves)



Call Saltdean - 01273 304453 ■ 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