

**OVER 60?**

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



**Guide Price**  
**£275,000**  
**Leasehold**

2x  2x  1x 

Ionian Heights, Suez Way, Brighton, BN2

**cubitt&west**  
Helping you move forwards



## Main features

- Located on the third floor in a sought after location
- Open plan lounge / kitchen / diner
- En-suite shower room to main bedroom
- Secure underground parking
- Convenient location close to all amenities
- Chain free!

## Accommodation

### THIRD FLOOR

Entrance Hall

Lounge/Kitchen/Diner: 23'0 x 11'5  
(7.02m x 3.48m)

Bedroom 1: 16'2 x 8'3 (4.93m x 2.52m)

En-Suite Shower Room

Bedroom 2: 11'8 x 8'3 (3.56m x 2.52m)

Bathroom

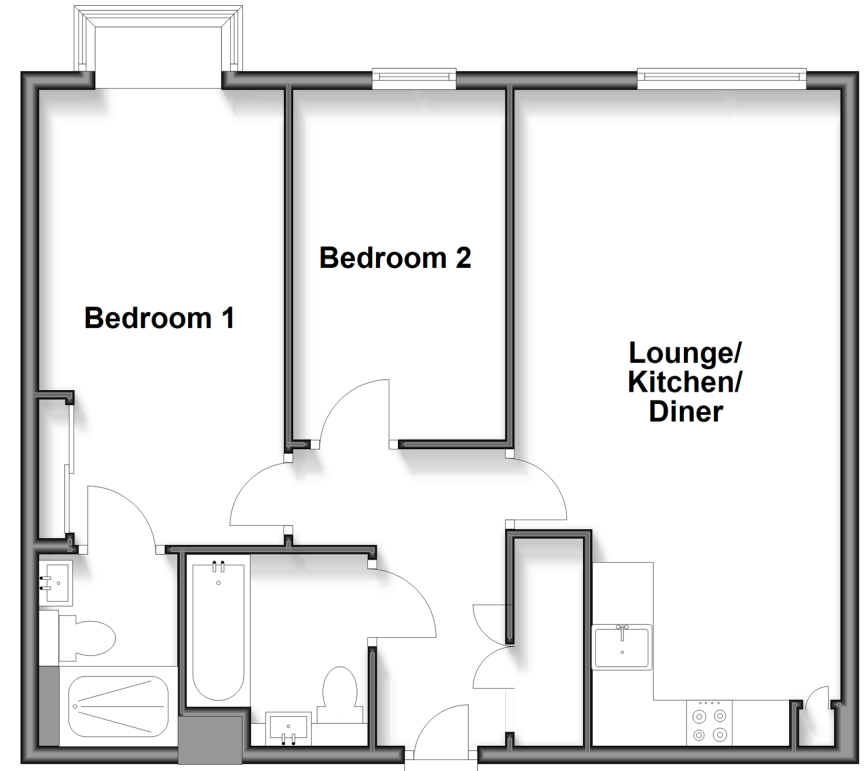
### OUTSIDE

Secure Allocated Parking

Communal Gardens

## Third Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



**Call Saltdean - 01273 304453 ■ [cubittandwest.co.uk](http://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



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