



31 Cuckmere Way

Brighton, BN1 8GA

£499,950



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Description

Avard estate agents are delighted to offer for sale this delightful 2 bedroom semi detached bungalow which has huge opportunity to extend subject to necessary planning consents. Accommodation comprises of Living room, spacious kitchen, 2 large double bedrooms, family bathroom, conservatory, front and rear gardens. Cuckmere Way is a sought-after residential road. Local shops which can be found at both Fiveways and the nearby Patcham Village with more comprehensive shopping can be found at the Hollingbury Retail Park offering Argos and M&S Simply Food as well as the main Asda superstore. There also also Hollingbury golf course a short stroll away, Local bus services are within easy reach which offer a direct route into Brighton City centre, seafront and areas beyond as well as Brighton mainline railway station which offers a direct link to London/Victoria. Sole agents.



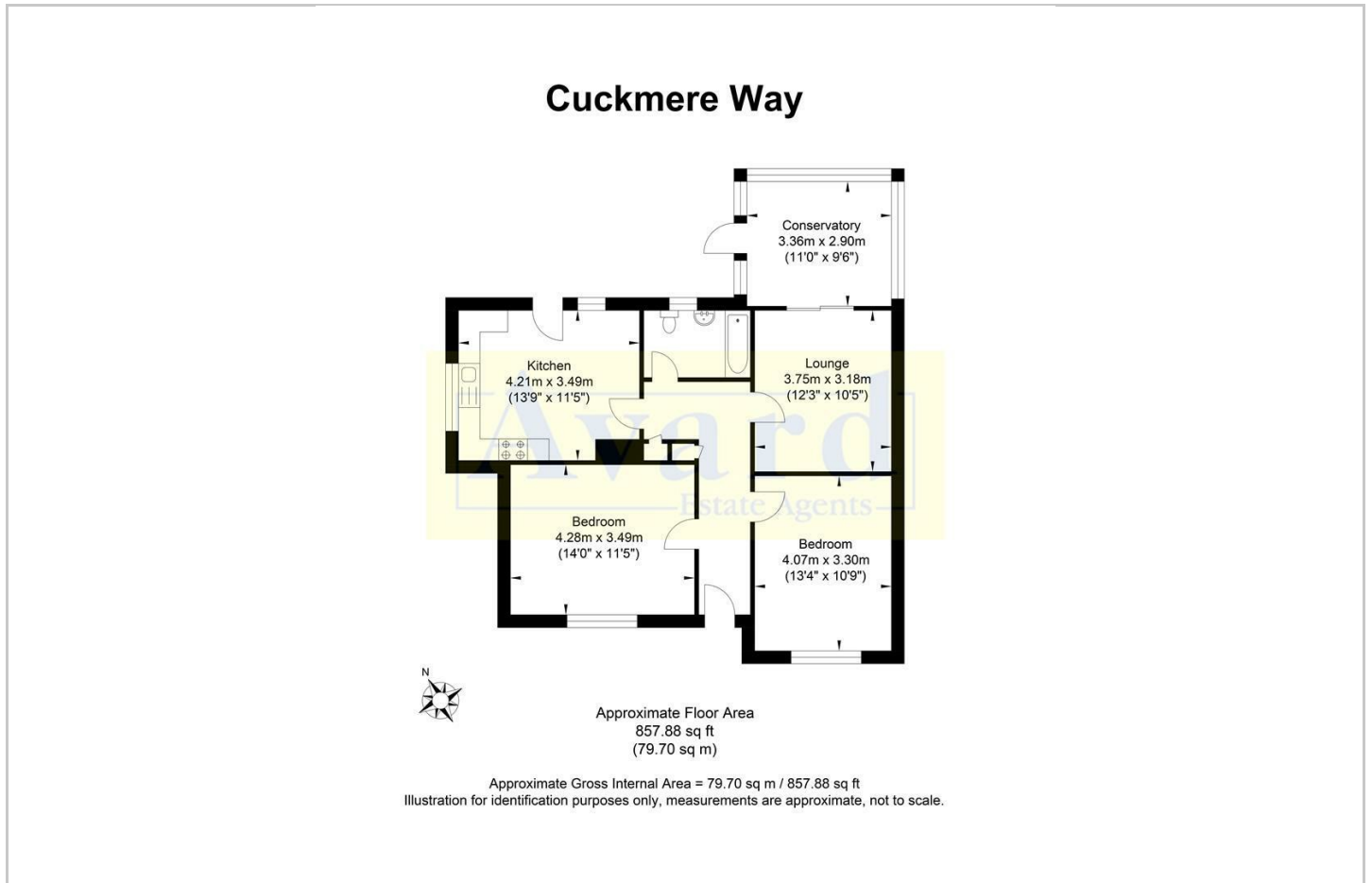
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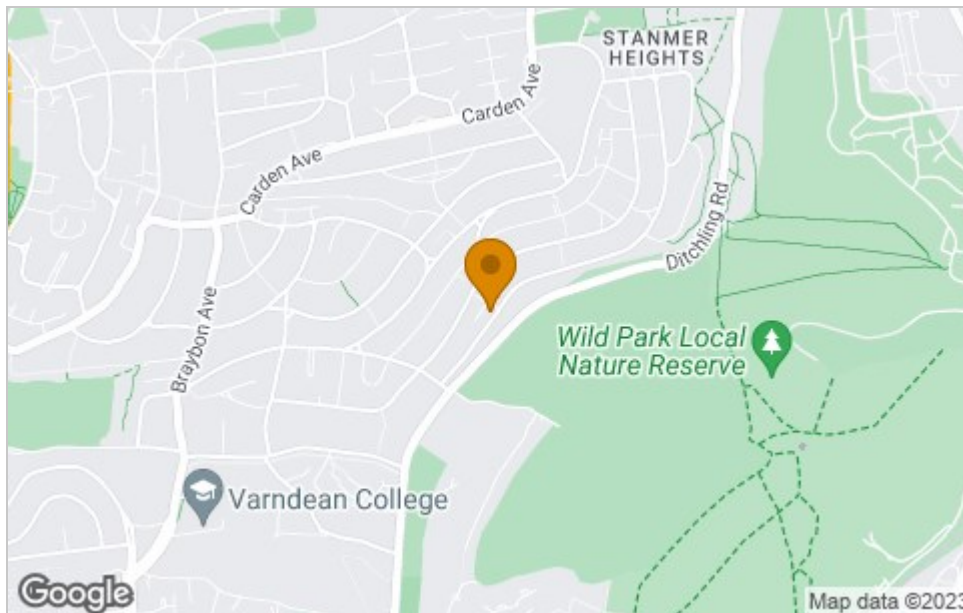
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
Environmental Impact (CO ₂) Rating		2002/91/EC	

Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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