



Guide Price
£450,000

Freehold

3x  1x  1x 

**Carden Avenue,
Patcham, BN1**

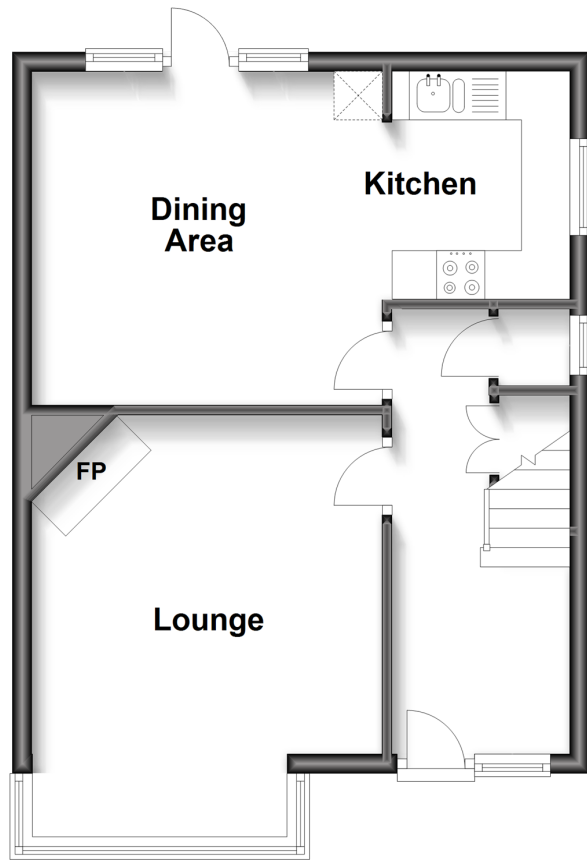
OVER 60?

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

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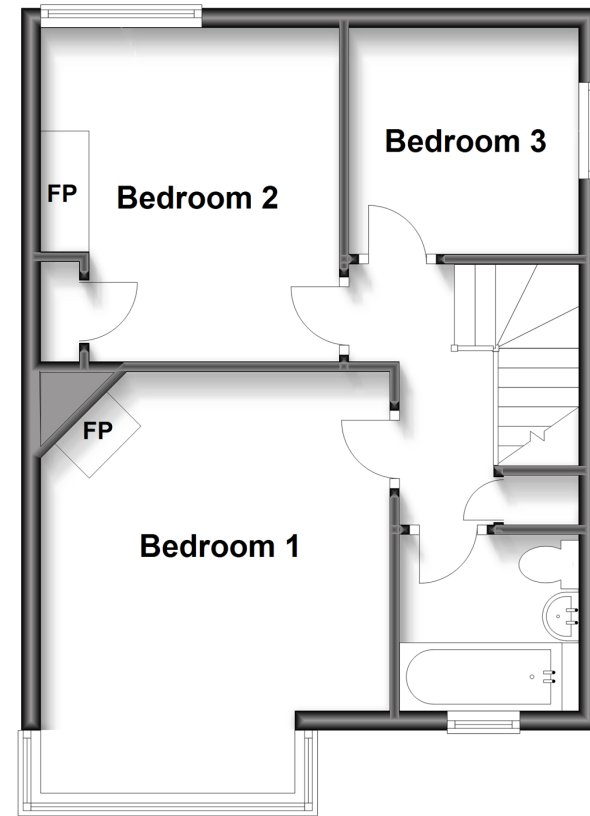
Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'8 x 11'11 (4.17m x 3.63m)

Kitchen / Diner: 18'0 x 11'3 (5.49m x 3.43m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'8 x 11'11 (4.17m x 3.63m)

Bedroom 2: 11'3 x 10'2 (3.43m x 3.10m)

Bedroom 3: 7'10 x 7'7 (2.39m x 2.31m)

Bathroom

OUTSIDE

Front & Rear Garden

Garden Office



Main features

- Characterful, mock Tudor home with stunning features
- Light, bright kitchen / diner plus separate lounge
- Very large, flat rear garden with garden toilet
- Fantastic garden office with 2 rooms, power, internet and additional storage space
- Brilliant location set back off Carden Avenue with direct access to London Road A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.4 miles, Carden Primary 0.7 miles, Westdene Primary 1.0 miles
Secondary Schools: Patcham High School 0.5 miles, Patcham House Special School 0.6 miles, Dorothy Stringer High School 0.9 miles



Transport Information

Train Stations: Preston Park 1.4 miles, London Road 2.1 miles, Falmer 2.1 miles



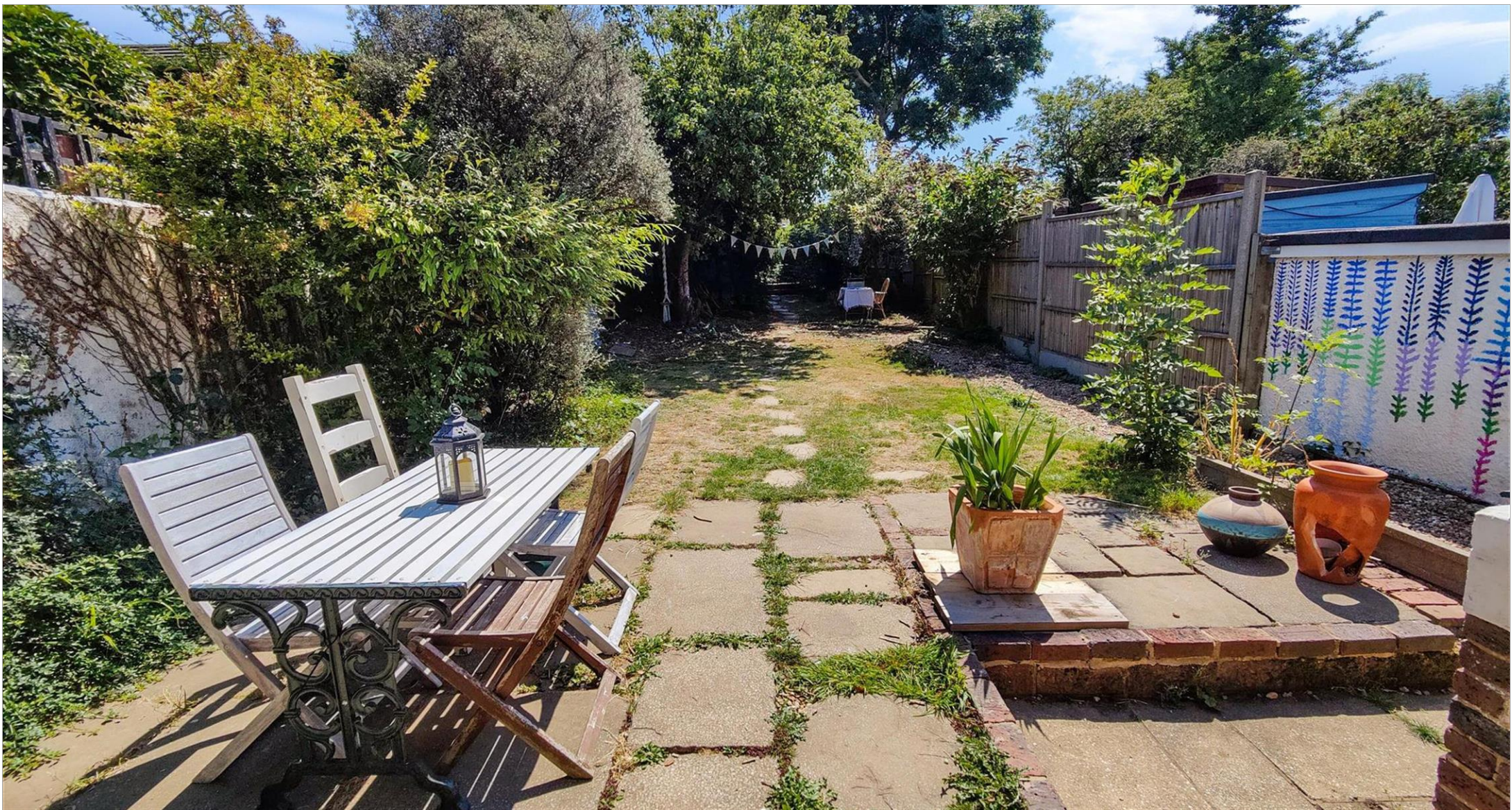
Address

Carden Avenue, Patcham, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ 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
■ 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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