



Guide Price
£700,000

Freehold

5x  3x  1x 

**Ladies Mile Road,
Patcham, BN1**

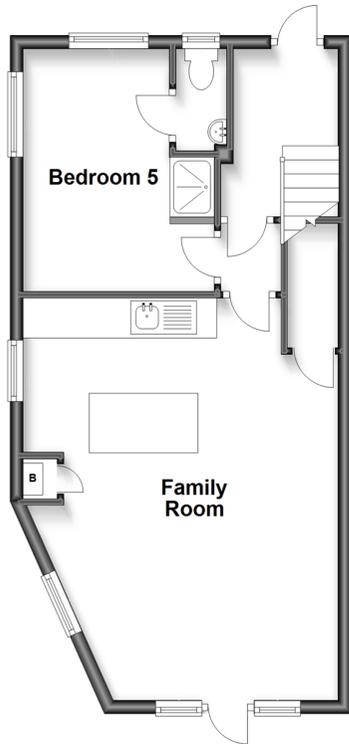
OVER 60?

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

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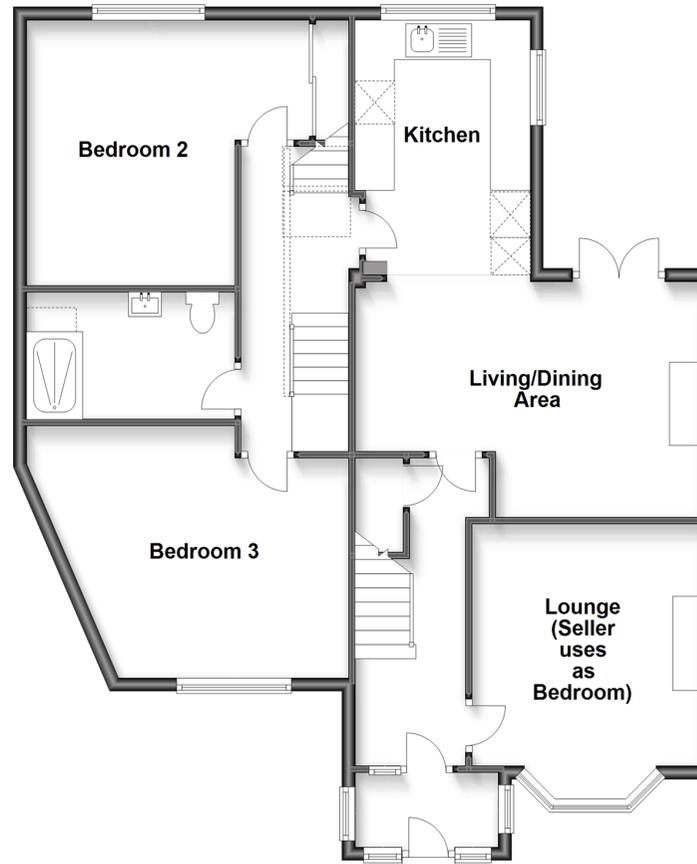
Lower Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



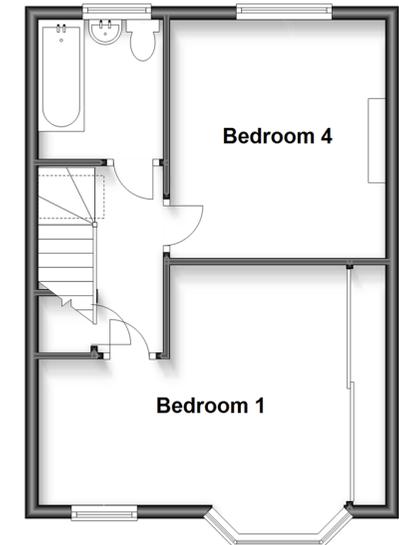
Split Level Ground Floor

Approx. 98.9 sq. metres (1064.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch

Hallway

Lounge(seller uses as bedroom): 13'5 x 11'5
(4.09m x 3.48m)

Living/Dining Area: 17'5 x 11'9 (5.31m x 3.58m)

Kitchen Area

Bedroom 3: 13'10 x 13'1 (4.22m x 3.99m)

Bedroom 4: 13'11 x 10'11 (4.24m x 3.33m)

Shower Room: 10'3 x 6'4 (3.13m x 1.93m)

LOWER GROUND FLOOR

Lower Ground Floor Hallway

Family Room: 19'6 x 15'9 (5.95m x 4.80m)

Bedroom 5: 12'1 x 10'4 (3.69m x 3.15m)

En-Suite Cloakroom

FIRST FLOOR

Landing

Bathroom

Bedroom 1: 11'9 x 10'11 (3.58m x 3.33m)

Bedroom 2: 16'2 x 12'4 (4.93m x 3.76m)

OUTSIDE

Driveway

Front & Rear Gardens



Main features

- Great location, close to local schools and shops
- Driveway for ease of parking
- This property has been expertly extended
- Brilliant family home with ample space, perfect for when hosting guests
- Lovely views from the sunny rear garden



Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Carden Primary 0.7 miles, Westdene Primary 1.5 miles

Secondary Schools: Patcham High School 0.2 miles, Patcham House Special School 0.5 miles, Dorothy Stringer



Transport Information

Train Stations: Preston Park 1.8 miles, London Road 2.4 miles, Hove 2.4 miles



Address

Ladies Mile Road, 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.

EPC RATING	CURRENT:	POTENTIAL:
	C(76)	B(81)

31705357/20240419/ZC/ZC