



Price
£625,000

Freehold

5x  2x  2x 

**Craignair Avenue,
Patcham, BN1**

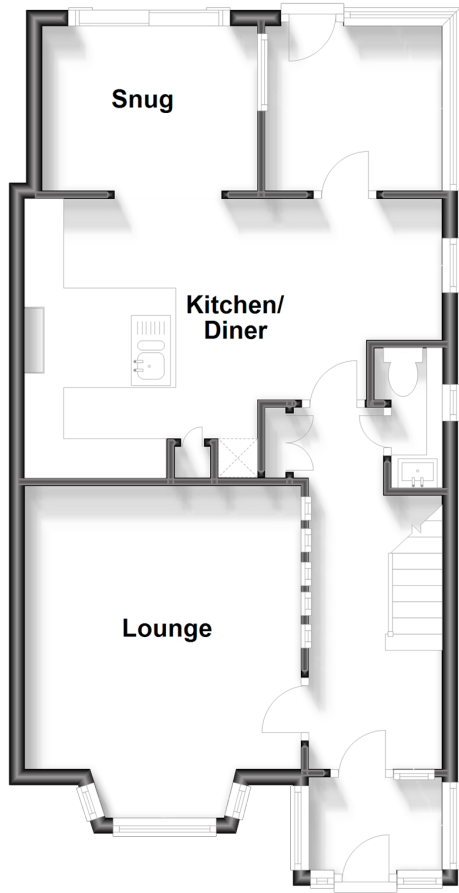
OVER 60?

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

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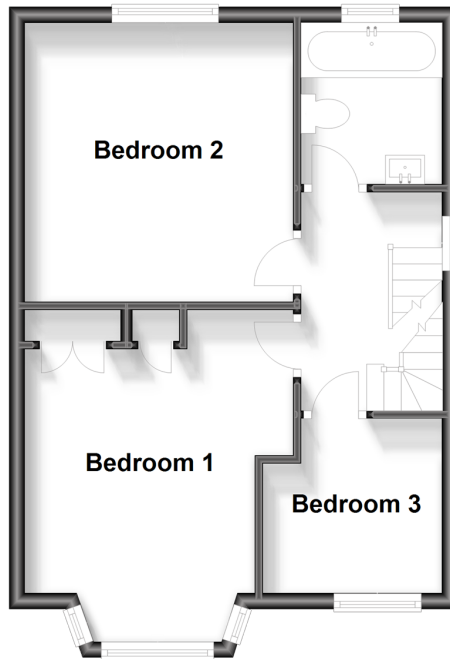
Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



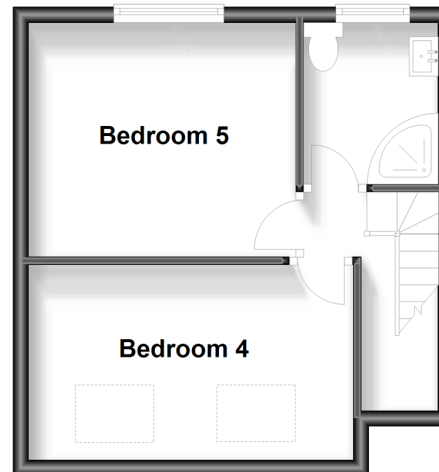
First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Second Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 13'9 into bay x 11'5 (4.19m x 3.48m)

Kitchen / Diner: 16'6 x 11'7 (5.03m x 3.53m)

Snug: 8'9 x 7'6 (2.67m x 2.29m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'3 up to bay x 11'7 (4.04m x 3.53m)

Bedroom 2: 11'9 x 9'2 (3.58m x 2.80m)

Bedroom 3: 7'6 x 7'4 (2.29m x 2.24m)

Bathroom

SECOND FLOOR

Landing

Bedroom 4: 13'5 x 8'8 (4.09m x 2.64m)

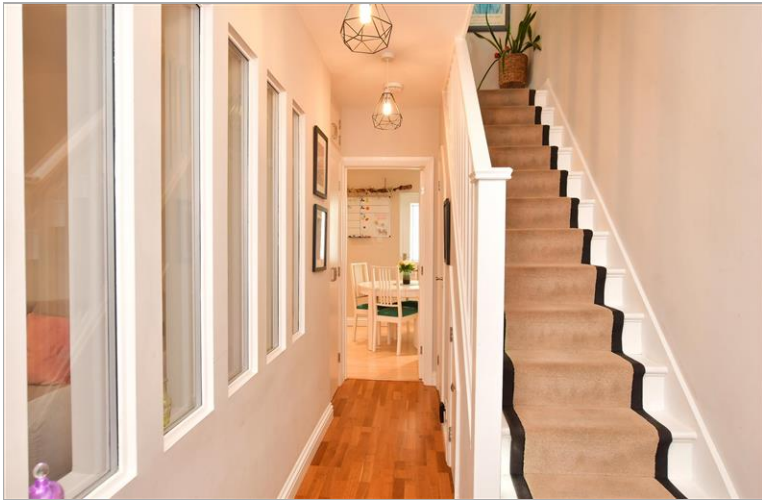
Bedroom 5: 9'9 x 9'8 (2.97m x 2.95m)

Shower Room

OUTSIDE

Garage

Front & Rear Garden



Main features

- 2 family bathrooms
- Large, pretty, flat rear garden and garage
- Handy outdoor garden office with wi-fi
- Beautiful open plan kitchen / diner with a separate lounge with feature glass wall
- Fantastic location in a popular part of Patcham with great commuter links and access to the A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.3 miles, Carden Primary 1.3 miles, Westdene Primary 1.6 miles
Secondary Schools: Patcham High School 0.4 miles, Patcham House Special School 0.5 miles, Dorothy Stringer High School 1.5 miles



Transport Information

Train Stations: Preston Park 1.8 miles, Aldrington 2.5 miles, London Road 2.8 miles



Address

Craignair 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.



31705481/20230830/TB1/EBO