



**Price**  
**£450,000**

**Freehold**

2x  1x  1x 

**Woodbourne Avenue,  
Patcham, BN1**

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt & west**  
Helping you move forwards



## Main features

- Quaint and undeveloped
- Large, sunny rear garden
- Shared driveway & garage
- Room for improvement and potential for further development (subject to planning permission)
- Fantastic location close to local amenities, bus routes and easy access to the A27 and A23

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 12'8 x 10'6 (3.86m x 3.20m)

**Kitchen:** 10'8 x 9'5 (3.25m x 2.87m)

**Bedroom 1:** 15'8 x 10'7 (4.78m x 3.23m)

**Bedroom 2:** 12'3 x 7'6 (3.74m x 2.29m)

#### Bathroom

#### Separate Toilet

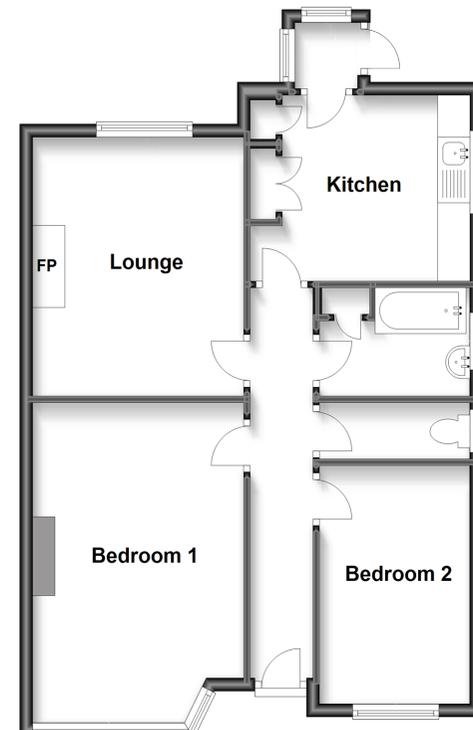
### OUTSIDE

#### Shared Driveway

#### Garage

#### Front & Rear Garden

**Ground Floor**  
Approx. 61.7 sq. metres (664.5 sq. feet)



Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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