



**OVER 60?**

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

**Price**

**£475,000**

**Freehold**

2x  1x  1x 

**Beechwood Avenue,  
BN1**

**cubitt&west**  
Helping you move forwards





## Main features

- Stunning far reaching views
- Generous kitchen & dining area
- Separate dining room/bedroom 2
- Handy off road parking with electric garage doors
- Fantastic location with bus routes on the doorstep & easy access to A27

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge/Dining Room:** 19'7 x 13'9  
at widest point (5.97m x 4.19m)

**Kitchen:** 8'5 x 7'4 (2.57m x 2.24m)

**Utility Area:** 11'7 x 5'5 (3.53m x 1.65m)

**Bedroom 1:** 13'6 x 10'3 (4.12m x 3.13m)

**Bedroom 2:** 11'9 x 10'6 (3.58m x 3.20m)

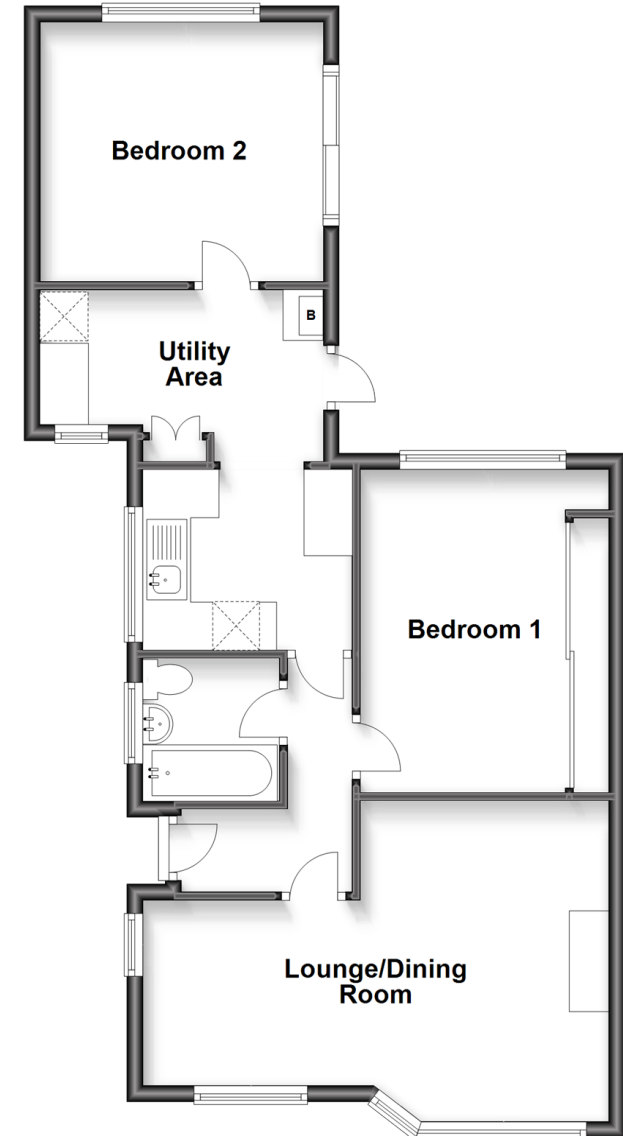
#### Bathroom

### OUTSIDE

**Garage & Off Road Parking**  
**Front & Rear Gardens**

## Ground Floor

Approx. 64.4 sq. metres (693.3 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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%



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