



Price
£550,000

Freehold

4x  2x  1x 

**Carden Crescent,
Patcham, BN1**

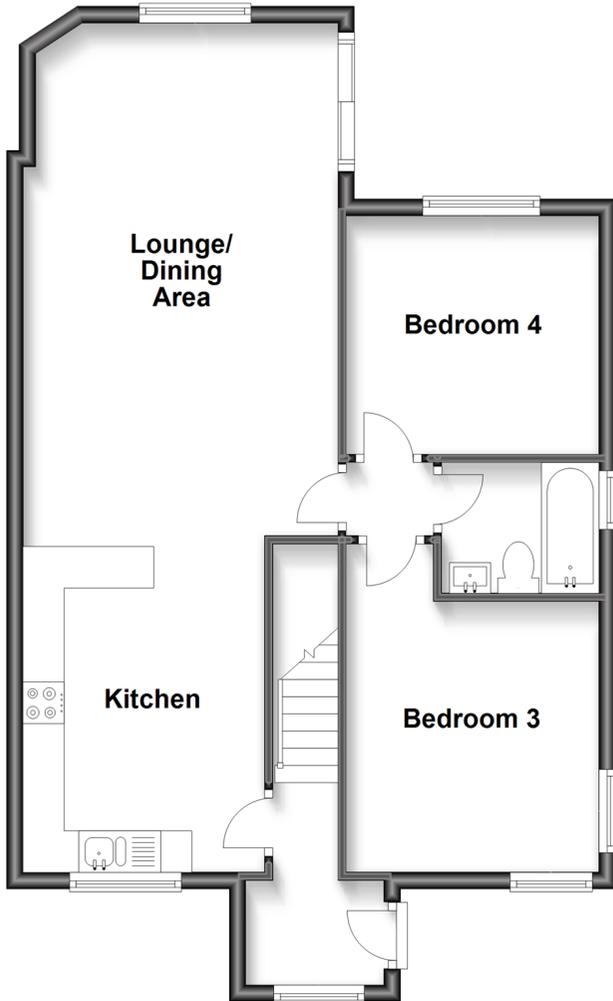
OVER 60?

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

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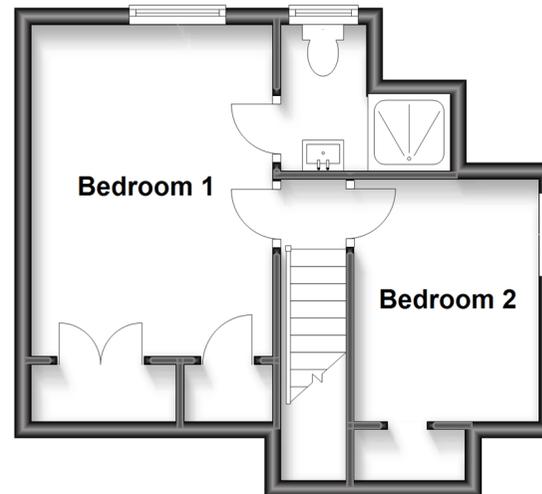
Ground Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge / Dining Area: 20'10 x 12'2 (6.35m x 3.71m)

Kitchen: 12'1 x 9'3 (3.69m x 2.82m)

Bedroom 3: 11'7 at widest point x 9'2 (3.53m x 2.80m)

Bedroom 4: 9'6 x 8'9 (2.90m x 2.67m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 15'10 x 9'3 (4.83m x 2.82m)

En-Suite Shower Room

Bedroom 2: 9'10 x 6'8 (3.00m x 2.03m)

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Stunning open plan lounge / dining area & kitchen
- Beautiful principal bedroom with stylish en-suite shower room
- Fully refurbished throughout to a fresh modern, high standard finish
- Large rear turfed garden with patio area to the end
- Off road parking / tandem driveway



Nearest Schools

Primary Schools: Carden Primary 0.3 miles, Patcham Junior School 0.6 miles, Downs Junior School 1.6 miles

Secondary Schools: Patcham High School 0.7 miles, Patcham House Special School 0.9 miles, Cedar Centre 1.2



Transport Information

Train Stations: Preston Park 2.1 miles, Hove 2.5 miles, Aldrington 2.7 miles



Address

Carden Crescent, 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: C(74) POTENTIAL: B(84)

31707229/20240210/TB1/EBO