

OVER 60?

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



Video Tour available

Price

£850,000

Freehold

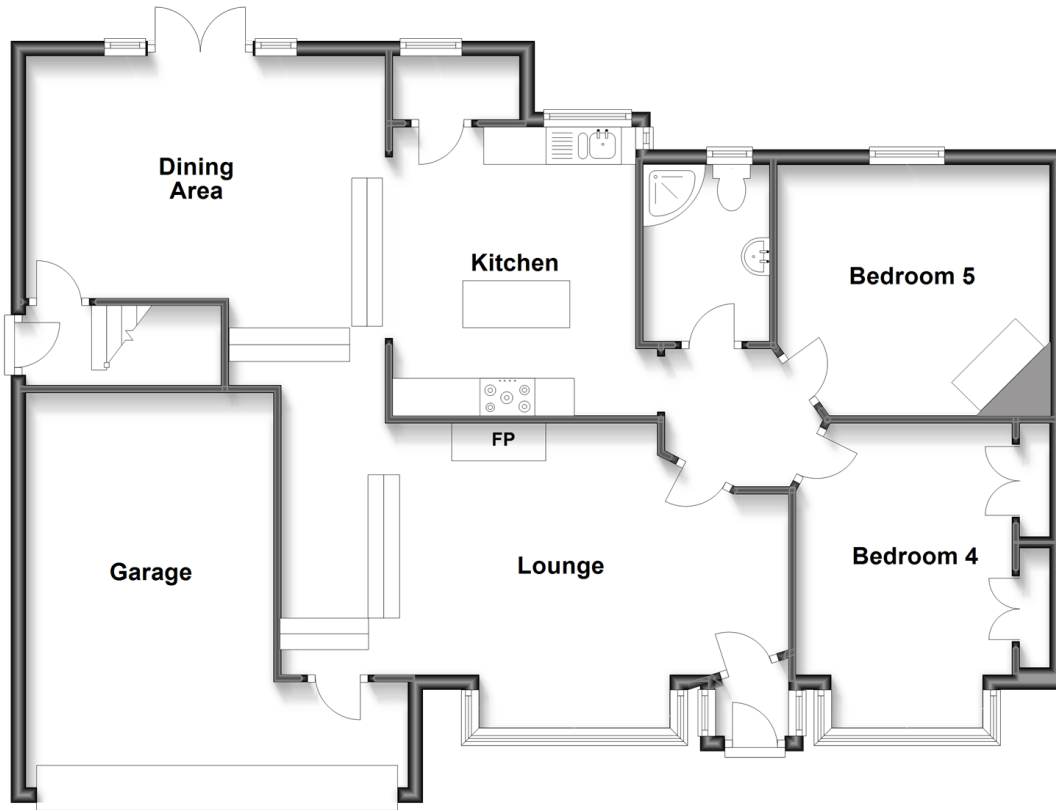
5x 3x 2x

Carden Avenue, Patcham, BN1

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Helping you move forwards

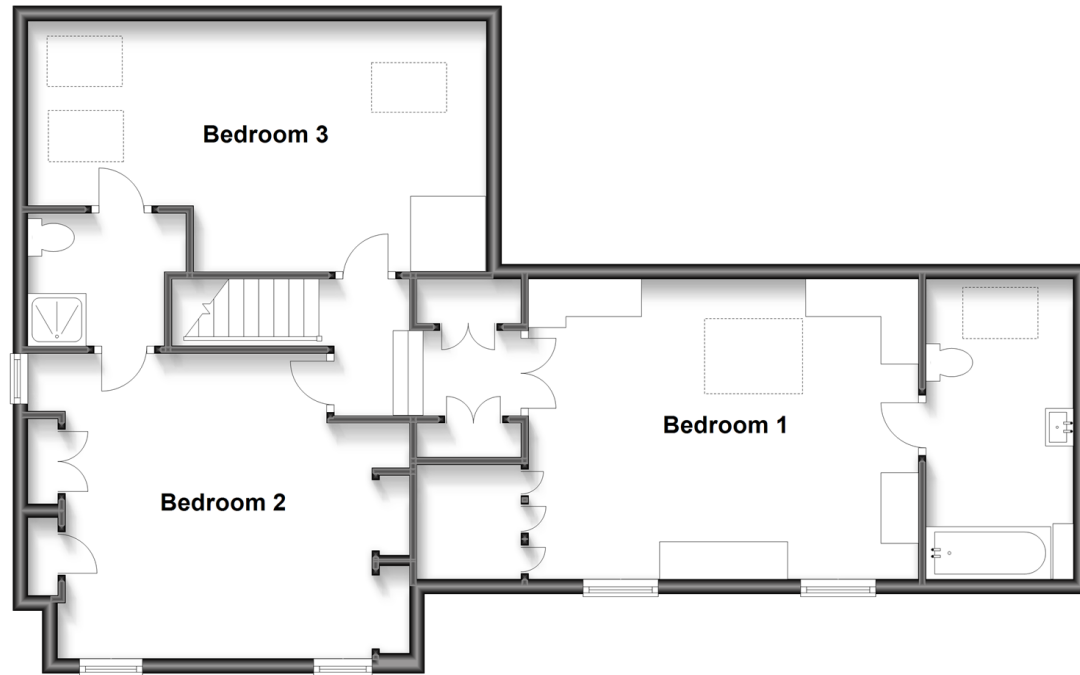
Split Level Ground Floor

Approx. 114.7 sq. metres (1234.1 sq. feet)



Split Level First Floor

Approx. 81.7 sq. metres (879.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 22'10 x 13'10 (6.96m x 4.22m)

Dining Area: 15'7 x 15'1 (4.75m x 4.60m)

Kitchen: 12'7 x 10'5 (3.84m x 3.18m)

Utility Room: 5'6 x 2'8 (1.68m x 0.81m)

Bedroom 4: 13'8 x 10'3 (4.17m x 3.13m)

Bedroom 5: 11'10 x 10'9 (3.61m x 3.28m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 17'5 x 13'2 (5.31m x 4.02m)

En-Suite Bathroom

Bedroom 2: 14'6 x 13'4 (4.42m x 4.07m)

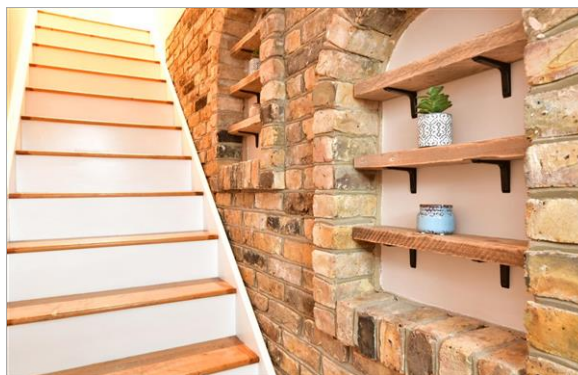
Bedroom 3: 19'10 x 10'6 (6.05m x 3.20m)

Jack n Jill Shower Room

OUTSIDE

Garage & Off Road Parking

Rear Garden



Main features

- Stylish home with exposed brick feature and modern flare
- Beautiful, designer kitchen and open plan dining
- Off street parking plus garage
- Annex / Air bnb / rental potential with own entrance and two bathrooms
- Fantastic location set back off Carden Avenue with direct access to the London Road, A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.4 miles, Carden Primary 0.7 miles, Westdene Primary 1.0 miles

Secondary Schools: Patcham High School 0.5 miles, Patcham House Special School 0.6 miles, Dorothy Stringer



Transport Information

Train Stations: Preston Park 1.4 miles, London Road 2.1 miles, Falmer 2.1 miles



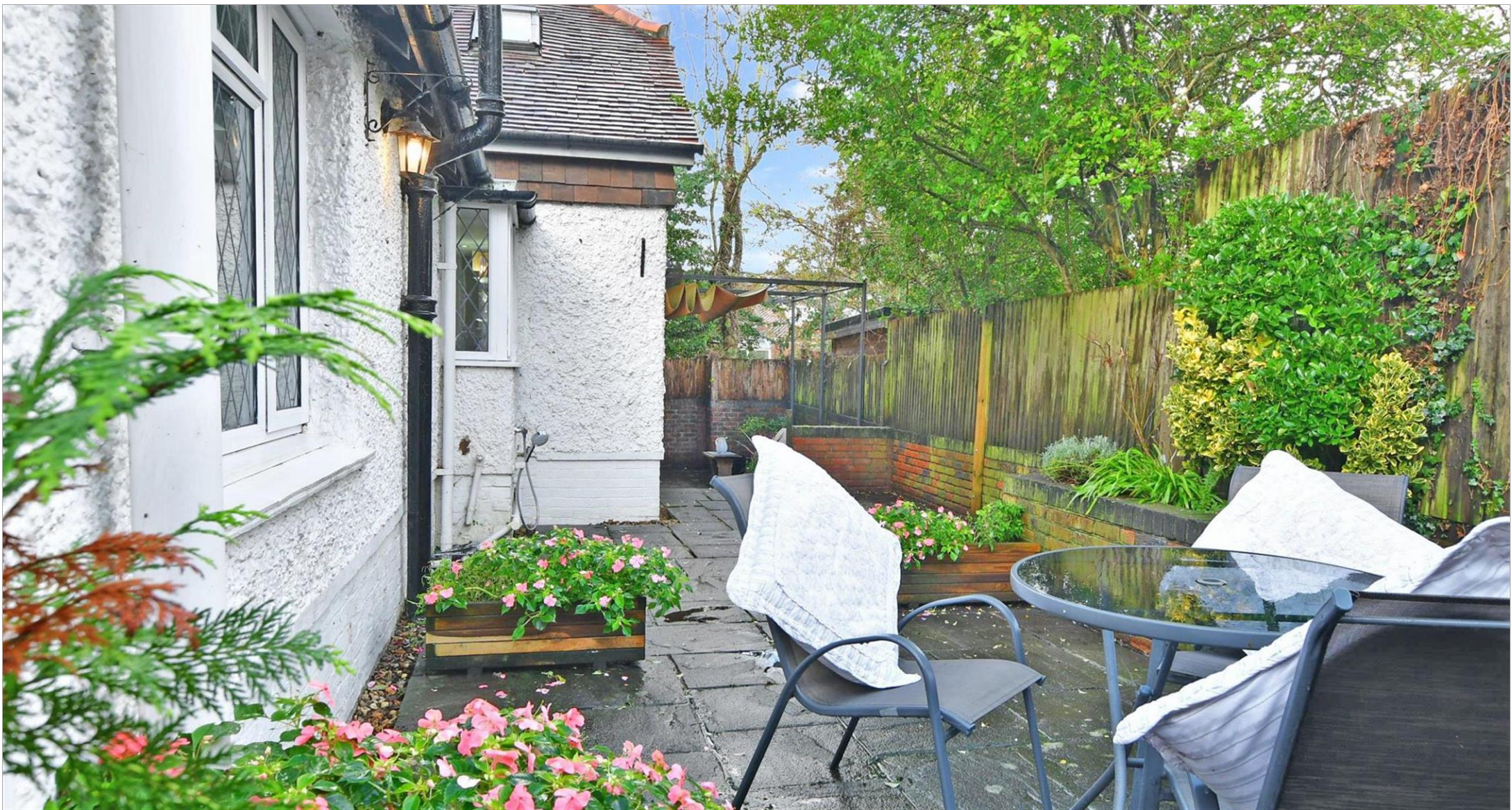
Address

Carden 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.



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