

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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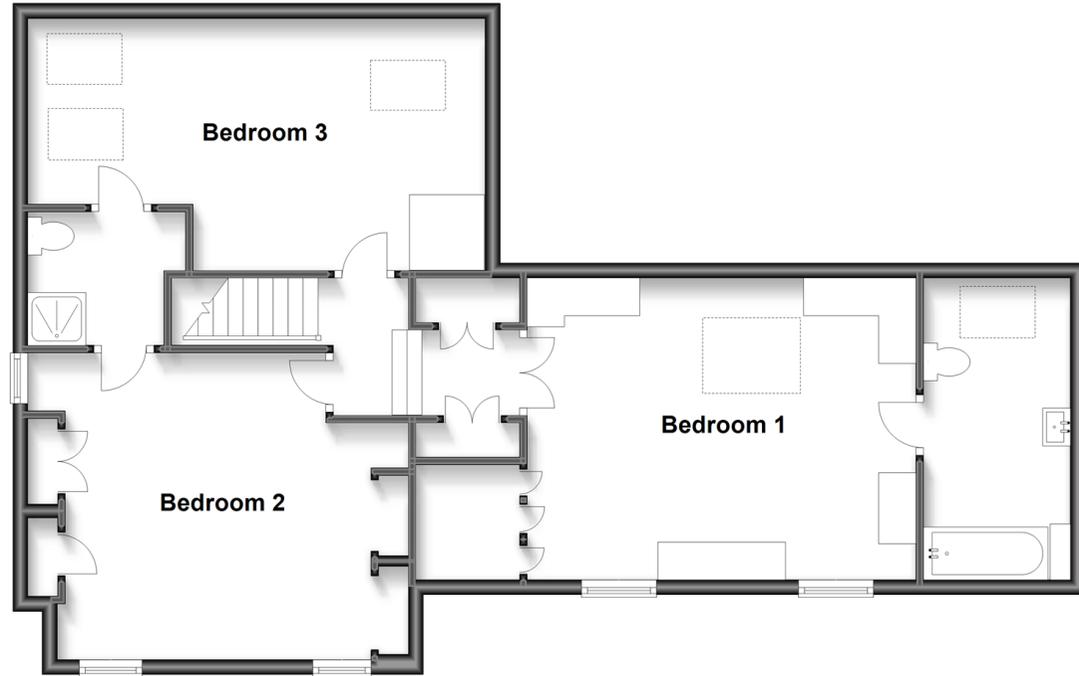
Split Level Ground Floor

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.



31707311/20221121/TB1/EBO