



**Guide Price**  
**£500,000**

**Freehold**

4x  1x  1x 

**Singleton Road,  
Patcham, BN1**

**OVER 60?**

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

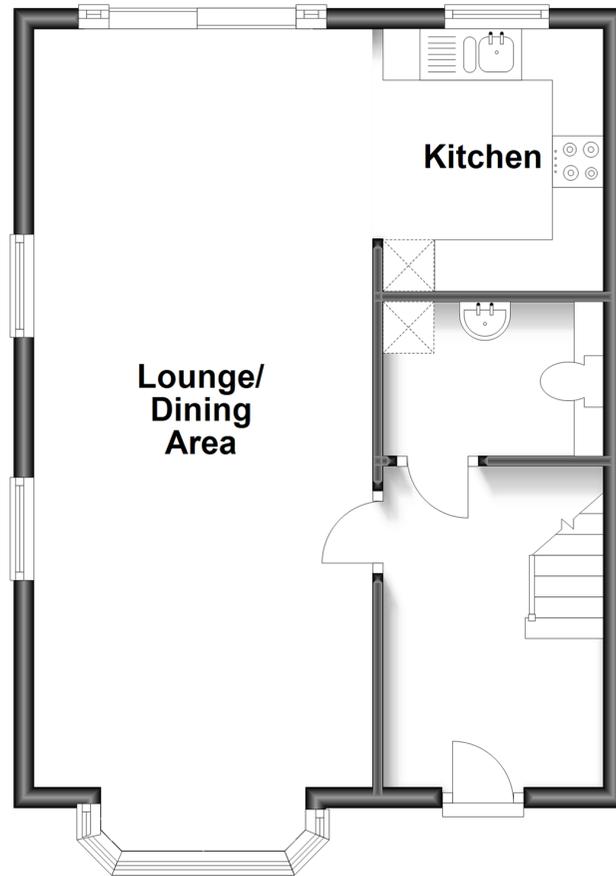


Video Tour available

**cubitt & west**  
Helping you move forwards

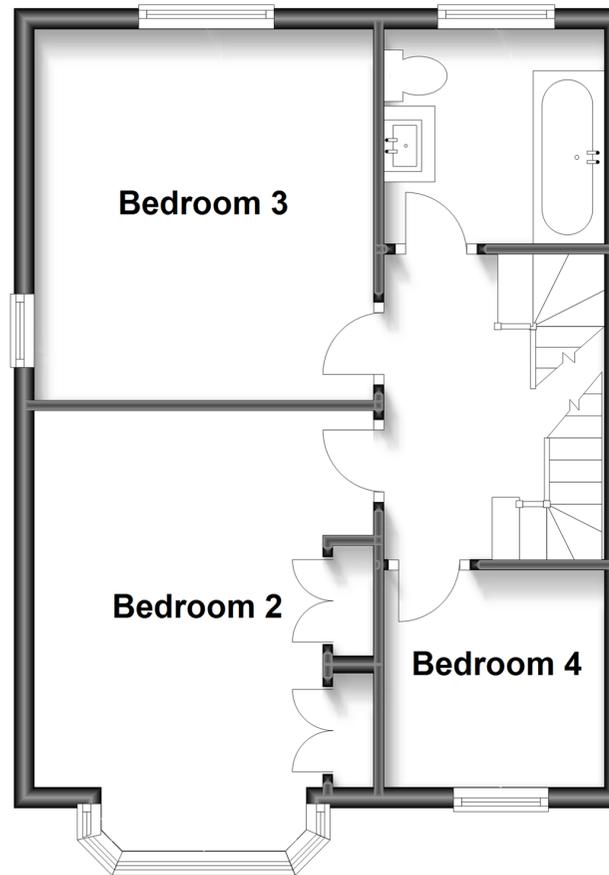
## Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



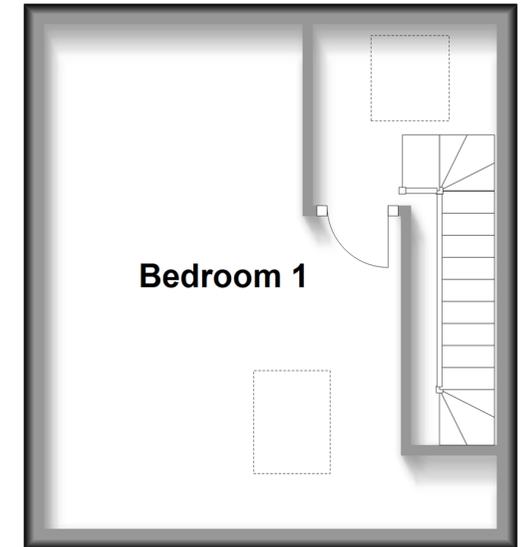
## First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



## Second Floor

Approx. 21.9 sq. metres (235.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge / Dining Area: 28'2 x 10'9  
(8.59m x 3.28m)

Kitchen: 9'8 x 8'4 (2.95m x 2.54m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 2: 14'2 into bay x 10'9  
(4.32m x 3.28m)

Bedroom 3: 11'6 x 10'9 (3.51m x 3.28m)

Bedroom 4: 7'1 x 6'7 (2.16m x 2.01m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 16'7 (5.06m) x 11'3 (3.43m)  
narrowing to 8'2 (2.49m)

### OUTSIDE

Front & Rear Garden



## Main features

- Stunning modern open plan, kitchen and lounge / dining area
- Generous size bedrooms and lovely family bathroom
- Large hallway with a sizeable cloakroom
- Handy utility space, out build, boot room to the side of the property
- Fantastic location, close to local amenities, bus routes and easy access to the A27 and A23



### Nearest Schools

Primary Schools: Carden Primary 0.3 miles, Patcham Junior School 0.3 miles, Coldean Primary 1.0 miles  
Secondary Schools: Patcham High School 0.3 miles, Patcham House Special School 0.6 miles, Varndean School 0.9 miles



### Transport Information

Train Stations: Preston Park 2.2 miles, Brighton 2.4 miles, Hove 2.6 miles



### Address

Singleton Road, Patcham, BN1



### Directions

For directions to this property please contact us.



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Call Patcham Branch 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
- 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:	POTENTIAL:
C(78)	C(79)

31707338/20230515/ZC/EBO