

OVER 60?

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



Guide Price

£650,000

Freehold

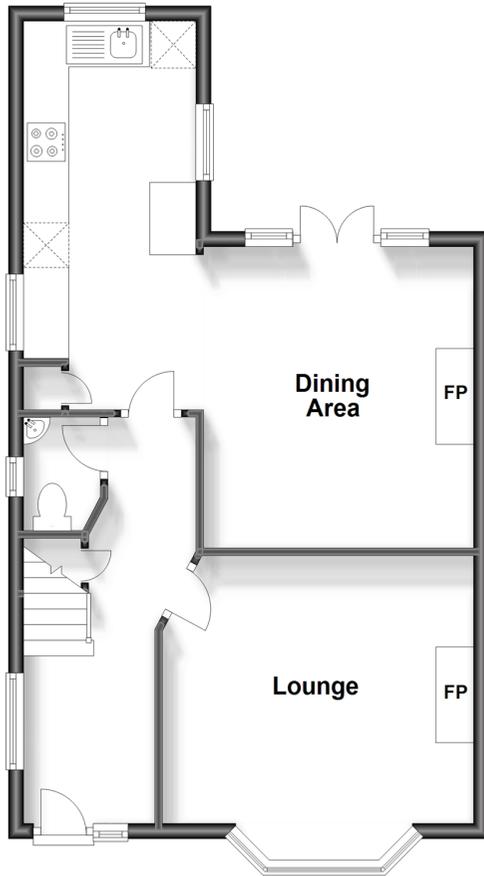
4x  3x  2x 

Braybon Avenue, Patcham, BN1

cubitt & west
Helping you move forwards

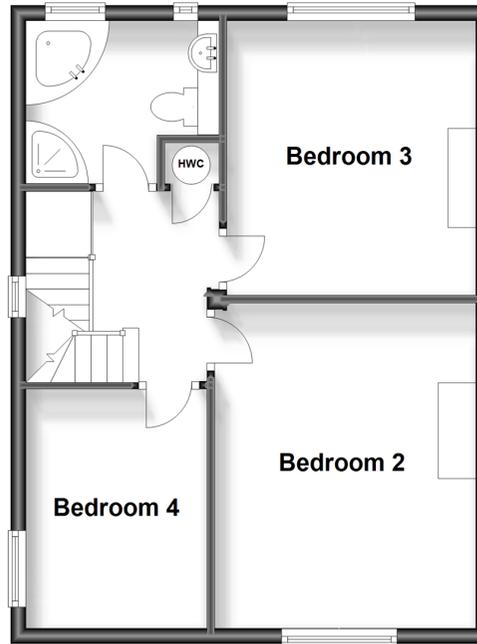
Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



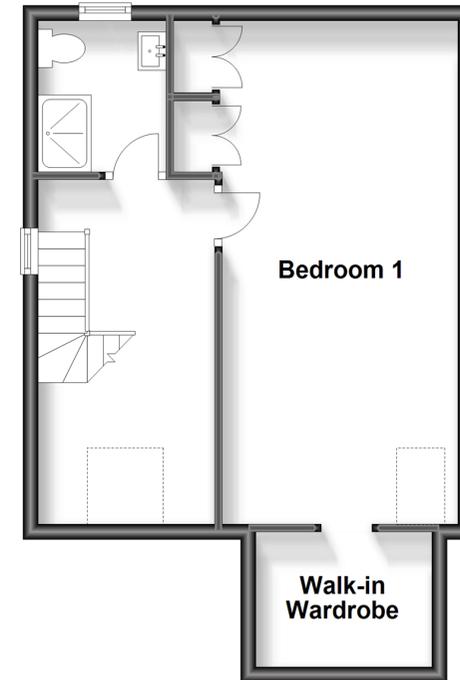
First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Second Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 13'9 x 13'6 (4.19m x 4.12m)

Dining Area: 12'11 x 11'9 (3.94m x 3.58m)

Kitchen: 16'8 x 7'10 (5.08m x 2.39m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 14'1 x 11'3 (4.30m x 3.43m)

Bedroom 3: 12'3 x 10'9 (3.74m x 3.28m)

Bedroom 4: 10'6 x 8'0 (3.20m x 2.44m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 21'7 x 10'2 (6.58m x 3.10m)

Walk-In Wardrobe

Shower Room

OUTSIDE

Driveway

Front & Rear Garden



Main features

- Lounge with feature fireplace & bay window
- Open plan kitchen / diner leading out onto the lovely, low maintenance rear garden
- Handy downstairs cloakroom
- Beautiful 1930's home teeming with character and charm whilst boasting mock Tudor kerb appeal design
- Fantastic location close to local amenities and great commuter links to the A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.5 miles, Carden Primary 0.8 miles, Westdene Primary 1.1 miles
Secondary Schools: Patcham High School 0.5 miles, Dorothy Stringer High School 0.8 miles, Patcham House Special School 0.8 miles



Transport Information

Train Stations: Preston Park 1.3 miles, London Road 1.9 miles, Aldrington 2.1 miles



Address

Braybon 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.

EPC RATING	CURRENT:	POTENTIAL:
	D(57)	C(79)

31707433/20231011/ZC/EBO