

OVER 60?

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



Guide Price

£1,250,000

Freehold

6x  4x  3x 

Vale Avenue, Patcham, BN1

cubitt & west
Helping you move forwards

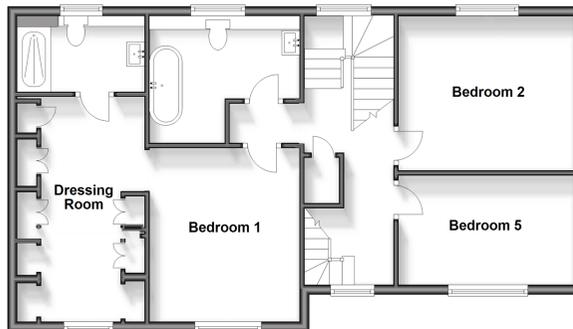
Ground Floor

Approx. 124.1 sq. metres (1335.4 sq. feet)



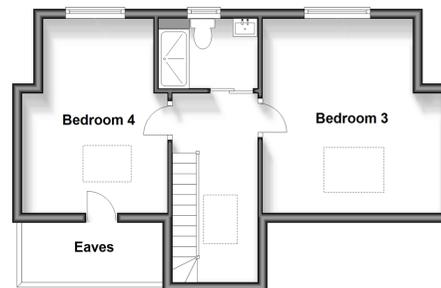
First Floor

Approx. 68.7 sq. metres (739.1 sq. feet)



Second Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 17'10 x 12'0 (5.44m x 3.66m)

Family Room / Bedroom 6: 11'7 x 10'5 (3.53m x 3.18m)

Kitchen / Dining Room: 36'11 x 15'2 (11.26m x 4.63m)

Shower Room

Utility Room: 9'0 x 6'10 (2.75m x 2.08m)

Storage Room: 8'7 x 7'8 (2.62m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 10'3 (3.58m x 3.13m)

En-Suite Shower Room

Dressing Room: 9'3 x 8'8 (2.82m x 2.64m)

Dressing Room 2: 8'8 x 5'8 (2.64m x 1.73m)

Bedroom 2: 12'0 x 10'5 (3.66m x 3.18m)

Bedroom 5: 12'0 x 7'5 (3.66m x 2.26m)

Bathroom

SECOND FLOOR

Landing

Bedroom 3: 13'2 x 12'3 maximum (4.02m x 3.74m)

Bedroom 4: 13'2 x 9'11 (4.02m x 3.02m)

Eaves

2nd Shower Room

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Spacious en-suite bedroom with walk in wardrobe
- Large resin driveway for cars
- Eco friendly swimming pool with air source heat pump
- Stunning open plan kitchen / diner with huge bifold doors straight onto the garden
- Fantastic location in popular Patcham with direct access to the A27 & A23 commuter links



Nearest Schools

Primary Schools: Patcham Junior School 0.3 miles, Westdene Primary 0.6 miles, Carden Primary 1.0 miles

Secondary Schools: Patcham House Special School 0.2 miles, Patcham High School 0.4 miles, Dorothy Stringer



Transport Information

Train Stations: Preston Park 1.4 miles, Moulsecoomb 2.0 miles, London Road 2.2 miles



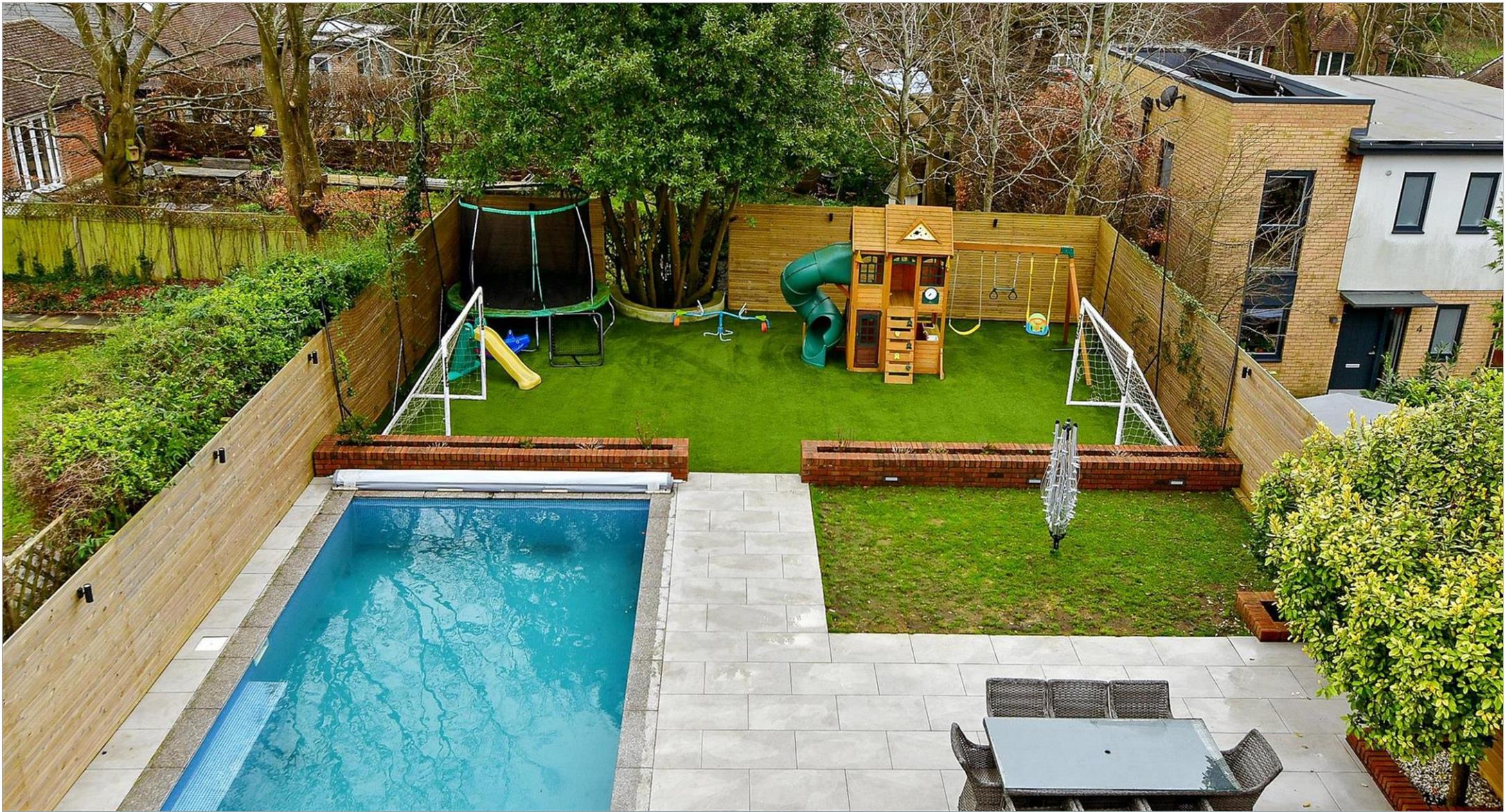
Address

Vale 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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