

**OVER 60?**

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



**Price**

**£440,000**

**Freehold**

2x  1x  1x 

Barrhill Avenue, Patcham, BN1

**cubitt & west**  
Helping you move forwards



## Main features

- Very large rear garden with mature trees
- Off road parking, large driveway plus garage
- Vastly extended bedroom 1, ideal office space
- Room for improvement and potential for further development (subject to planning permission)
- Fantastic location in a popular part of Patcham with great bus links and direct access to A27 and A23

## Accommodation

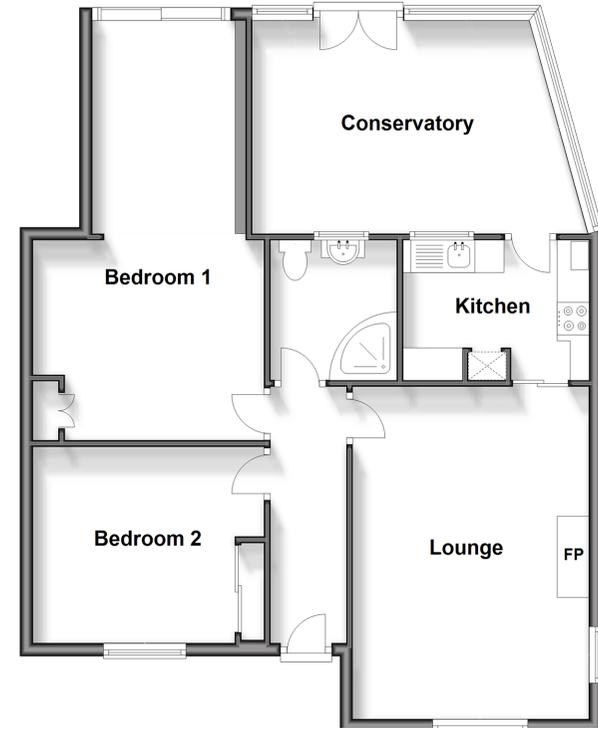
### GROUND FLOOR

- Entrance Hall
- Lounge: 16'9 x 12'0 (5.11m x 3.66m)
- Kitchen: 9'5 x 6'11 (2.87m x 2.11m)
- Conservatory: 18'5 x 9'11 (5.62m x 3.02m)
- Bedroom 1: 11'10 x 10'10 (3.61m x 3.30m)
- Bedroom 2: 11'9 x 9'11 (3.58m x 3.02m)
- Shower Room

### OUTSIDE

- Garage & Off Road Parking
- Rear Garden

**Ground Floor**  
Approx. 82.9 sq. metres (892.8 sq. feet)



Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



31707482/20240216/EBO/EBO