

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)

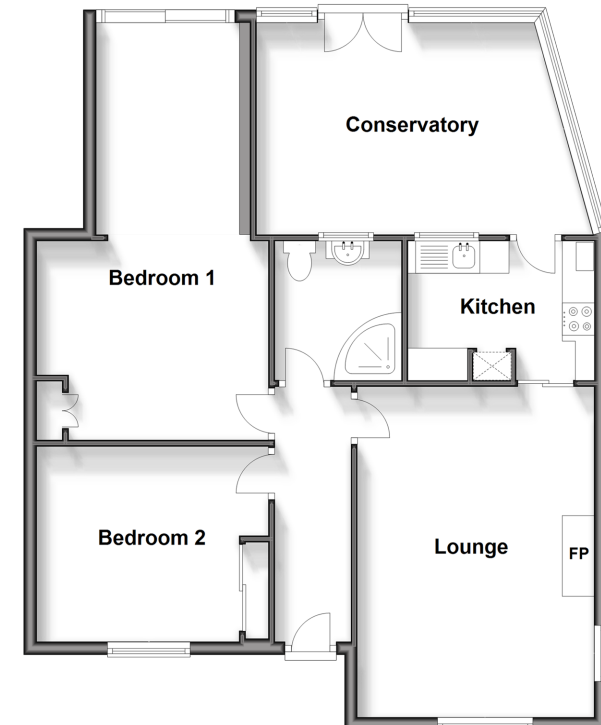
Shower Room

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

■ 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



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