



Price
£475,000

Freehold

3x  2x  2x 

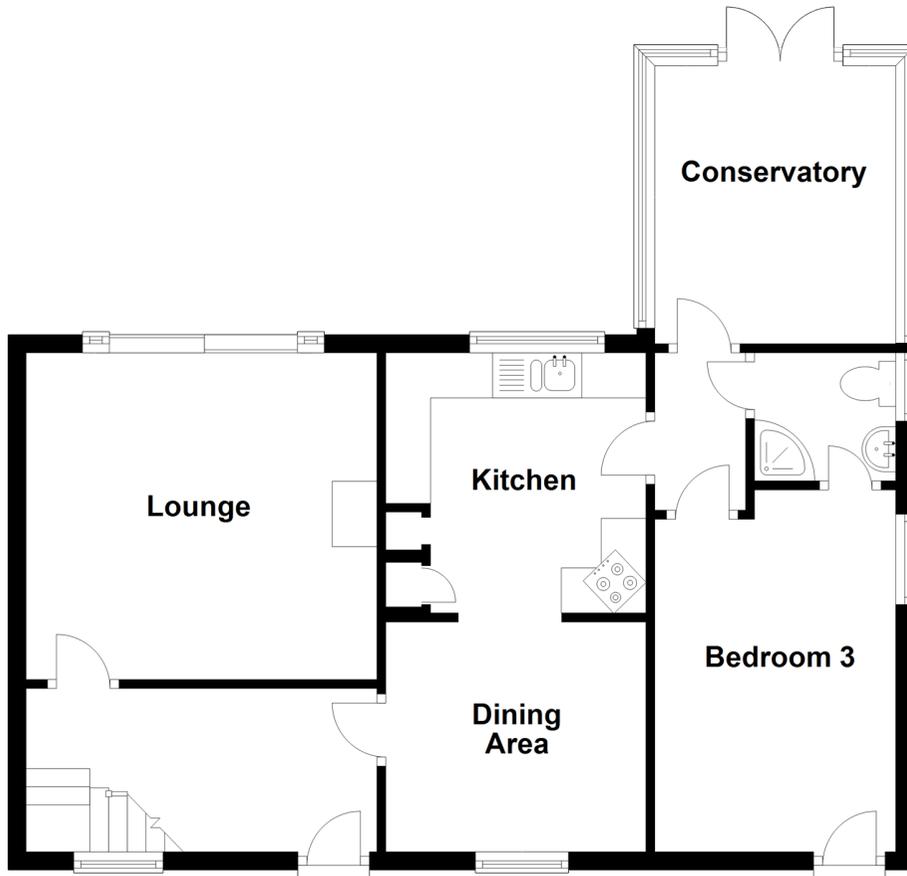
**Warnham Rise, Patcham,
BN1**



cubitt & west
Helping you move forwards

Ground Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'8 x 12'5 (3.86m x 3.79m)

Dining Area: 9'4 x 9'3 (2.85m x 2.82m)

Kitchen: 9'4 x 9'3 (2.85m x 2.82m)

Conservatory: 9'9 x 9'7 (2.97m x 2.92m)

Bedroom 3: 13'5 x 8'7 (4.09m x 2.62m)

En-Suite Shower Room: 5'5 x 4'8 (1.65m x 1.42m)

FIRST FLOOR

Bedroom 2

Bedroom 1: 15'6 x 9'9 (4.73m x 2.97m)

Bedroom 2: 12'5 x 10'3 (3.79m x 3.13m)

Bathroom: 7'5 x 6'7 (2.26m x 2.01m)

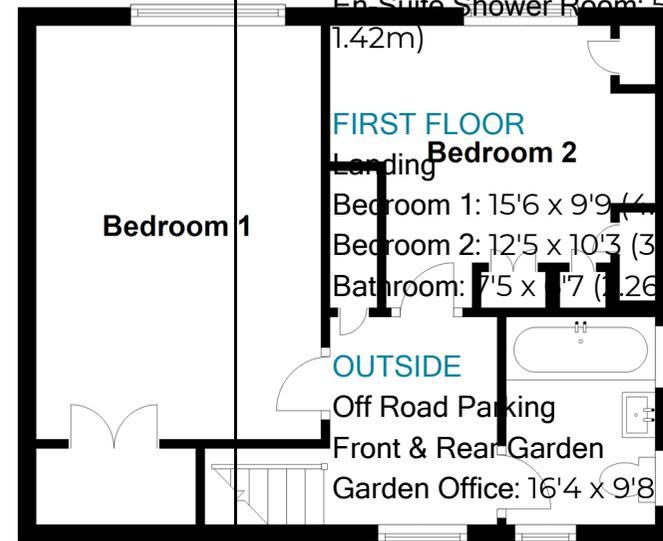
OUTSIDE

Off Road Parking

Front & Rear Garden

Garden Office: 16'4 x 9'8 (4.98m x 2.95m)

Approx. 38.4 sq. metres (413.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'8 x 12'5 (3.86m x 3.79m)

Dining Area: 9'4 x 9'3 (2.85m x 2.82m)

Kitchen: 9'4 x 9'3 (2.85m x 2.82m)

Conservatory: 9'9 x 9'7 (2.97m x 2.92m)

Bedroom 3: 13'5 x 8'7 (4.09m x 2.62m)

En-Suite Shower Room: 5'5 x 4'8 (1.65m x 1.42m)

FIRST FLOOR

Landing

Bedroom 1: 15'6 x 9'9 (4.73m x 2.97m)

Bedroom 2: 12'5 x 10'3 (3.79m x 3.13m)

Bathroom: 7'5 x 6'7 (2.26m x 2.01m)

OUTSIDE

Off Road Parking

Front & Rear Garden

Garden Office: 16'4 x 9'8 (4.98m x 2.95m)



Main features

- Large family home with annex potential to ground floor
- Fantastic garden home office
- Mediterranean feel garden with grape vines & beautiful Olive tree
- Off road parking for multiple cars
- Great location close to local amenities & bus routes, easy access to A27



Nearest Schools

Primary Schools: Carden Primary 0.2 miles, Patcham Junior School 0.5 miles, Balfour Junior School 0.8 miles

Secondary Schools: Patcham High School 0.4 miles, Varndean School 0.7 miles



Transport Information

Train Stations: Moulsecoomb 1.1 miles, Preston Park 1.3 miles, London Road 1.6 miles



Address

Warnham Rise, Patcham, BN1



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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

31707499/20231005/TB1/EBO