

**OVER 60?**

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



**Guide Price**

**£1,250,000**

**Freehold**

6x  5x  2x 

Braypool Lane, Patcham, BN1

**cubitt & west**  
Helping you move forwards

**Ground Floor**  
Approx. 181.3 sq. metres (1952.0 sq. feet)



**First Floor**  
Approx. 126.9 sq. metres (1365.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 20'7 x 16'0 (6.28m x 4.88m)

Kitchen / Diner / Bar: 42'0 x 19'4 (12.81m x 5.90m)

Utility Room: 20'7 x 5'5 (6.28m x 1.65m)

Office: 14'11 x 10'11 (4.55m x 3.33m)

Bedroom 3: 16'1 x 11'6 (4.91m x 3.51m)

En-Suite Shower Room

Dressing Room: 7'10 x 7'7 (2.39m x 2.31m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 28'10 x 16'10 (8.79m x 5.13m)

En-Suite Shower Room

Bedroom 2: 16'1 x 13'1 (4.91m x 3.99m)

En-Suite Shower Room

Walk In Wardrobe

Bedroom 4: 16'2 x 10'5 (4.93m x 3.18m)

Bedroom 5: 13'0 x 12'2 (3.97m x 3.71m)

Bathroom

### OUTSIDE

Garage & Off Road Parking

Front & Rear Garden

### ANNEX

Annex Lounge: 15'5 x 6'6 (4.70m x 1.98m)

Annex Bedroom: 15'9 x 12'4 (4.80m x 3.76m)



## Main features

- Stunning open plan entertaining space within the kitchen / diner / bar
- Grand central staircase with viewing balcony
- Eco, energy efficient home with A rating!
- 2 fantastic annex with brilliant Air BnB income or potential for business / office / family space
- Great location with huge driveway set off the private road with direct commuter links of A27 and A23



### Nearest Schools

Primary Schools: Patcham Junior School 1.1 miles, Aldrington CofE Primary 2.0 miles, Coldean Primary 2.0 miles

Secondary Schools: Patcham House Special School 1.1



### Transport Information

Train Stations: Preston Park 2.4 miles, Brighton 2.9 miles, Portslade 3.1 miles



### Address

Braypool Lane, 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](http://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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