



Guide Price
£600,000

Freehold

4x  3x  2x 

**Vale Avenue, Patcham,
BN1**

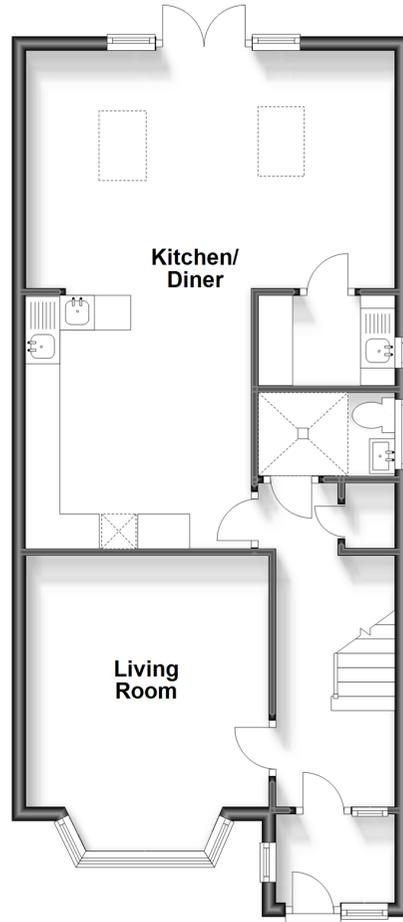
OVER 60?

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

cubitt & west
Helping you move forwards

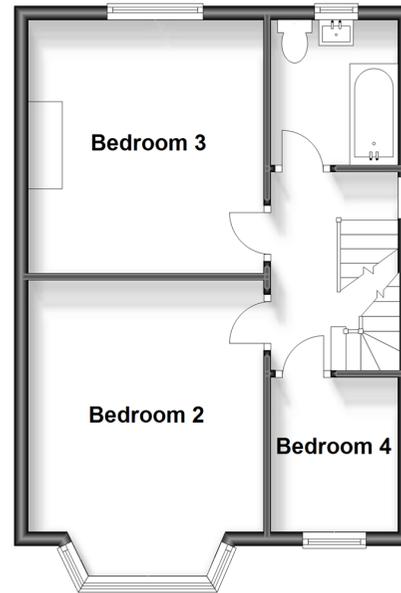
Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



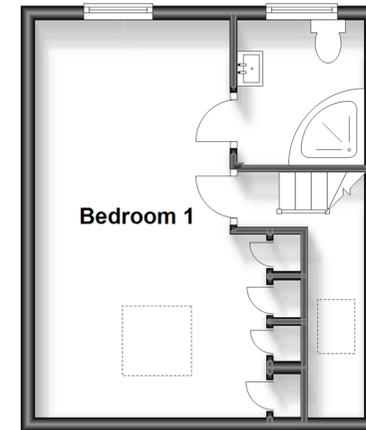
First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Second Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Living Room: 11'10 maximum x 11'7 (3.61m x 3.53m)
Kitchen / Diner: 17'7 x 11'3 (5.36m x 3.43m)
Utility room: 6'6 x 4'3 (1.98m x 1.30m)
Wet Room

FIRST FLOOR

Landing
Bedroom 2: 13'11 maximum x 11'3 (4.24m x 3.43m)
Bedroom 3: 11'11 x 11'3 (3.63m x 3.43m)
Bedroom 4: 7'3 x 6'1 (2.21m x 1.86m)
Family Bathroom

SECOND FLOOR

Landing
Bedroom 1: 18'9 x 12'8 (5.72m x 3.86m)
En-Suite Shower Room

OUTSIDE

Off Road Parking
Front & Rear Garden
Outbuilding / Gym
Storage Room



Main features

- Separate living room with feature bay window
- Light, bright en-suite main bedroom
- Fully insulated and sound proofed outbuilding / gym with hardwire internet & storage room
- Beautiful kitchen, lounge / diner flooded with natural light plus handy separate utility room
- Fantastic location, backing the park, close to local amenities with great bus routes and direct commuter access to the A27 and A23

Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Carden Primary 1.3 miles, Westdene Primary 1.5 miles
Secondary Schools: Patcham High School 0.3 miles, Patcham House Special School 0.4 miles, Dorothy Stringer High School 1.5 miles

Transport Information

Train Stations: Preston Park 1.8 miles, Brighton 2.5 miles, London Road 3.1 miles

Address

Vale Avenue, 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



31707540/20240222/TB1/EBO