



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Denton Drive,  
Hollingbury, BN1**

**OVER 60?**

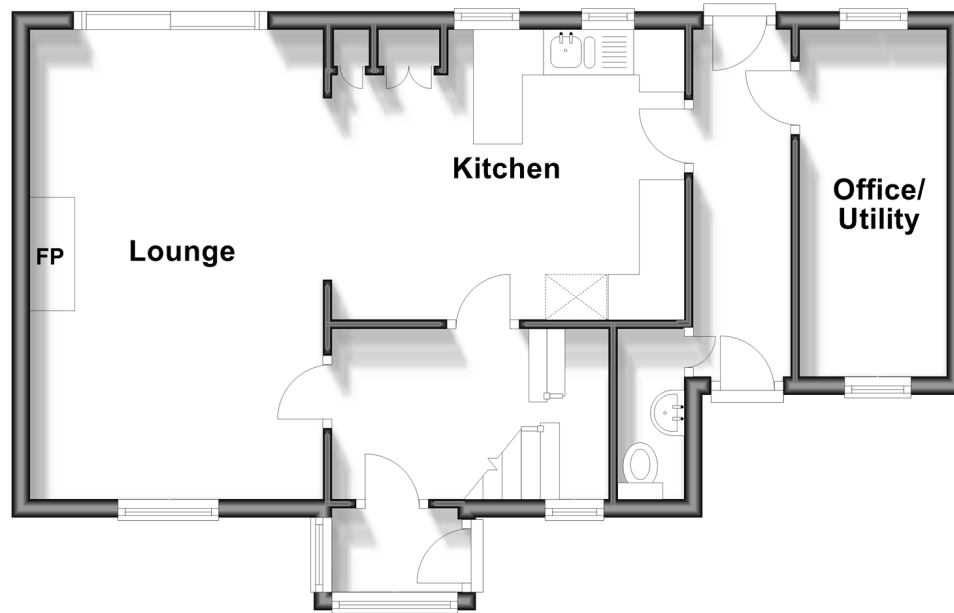
Secure this property  
for up to **59% less!**

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## Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



## First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 17'0 x 10'4 (5.19m x 3.15m)

Kitchen: 15'9 x 10'2 (4.80m x 3.10m)

Inner Hallway

Office: 7'1 x 5'7 (2.16m x 1.70m)

Utility Room: 5'7 x 5'7 (1.70m x 1.70m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'4 (4.30m x 3.15m)

Bedroom 2: 12'4 x 10'4 (3.76m x 3.15m)

Bedroom 3: 10'4 x 7'10 (3.15m x 2.39m)

Bathroom

### OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



## Main features

- Open plan lounge / kitchen Diner
- Off-road parking plus sought after detached garage
- Large rear garden with amazing, far reaching views!
- Brand new windows & doors throughout
- Close to local amenities, direct access to the A27 and A23



### Nearest Schools

Primary Schools: Carden Primary 0.1 miles, Patcham Junior School 0.6 miles, Coldean Primary 0.8 miles

Secondary Schools: Patcham High School 0.5 miles, Varndean School 0.8 miles, Patcham House Special



### Transport Information

Train Stations: Moulsecoomb 1.2 miles, Preston Park 1.4 miles, Falmer 1.6 miles



### Address

Denton Drive, Hollingbury, BN1



### Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](https://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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