



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Rotherfield Crescent,  
Hollingbury, BN1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Large, welcoming porch with an abundance of storage
- Breathtaking far-reaching views
- Farmhouse style kitchen with a separate lounge / diner
- Beautiful rear garden with Mediterranean feel dining area
- Fantastic location close to local amenities & access to the A27 & A23

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge / Diner: 16'10 x 15'5 (5.13m x 4.70m)  
Kitchen: 10'7 x 10'2 maximum (3.23m x 3.10m)

### FIRST FLOOR

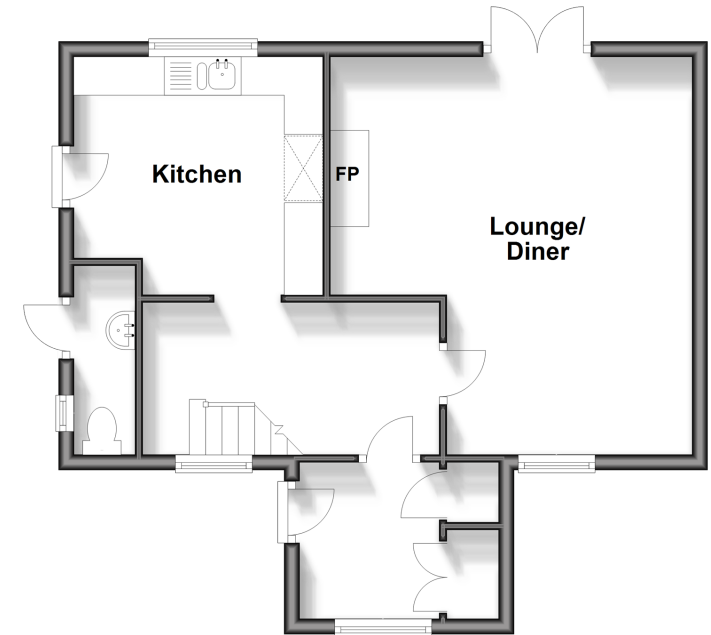
Landing  
Bedroom 1: 13'7 x 10'7 (4.14m x 3.23m)  
Bedroom 2: 10'7 x 10'1 (3.23m x 3.08m)  
Bedroom 3: 10'4 x 6'9 (3.15m x 2.06m)  
Bathroom

### OUTSIDE

Outside Cloakroom  
Front & Rear Garden

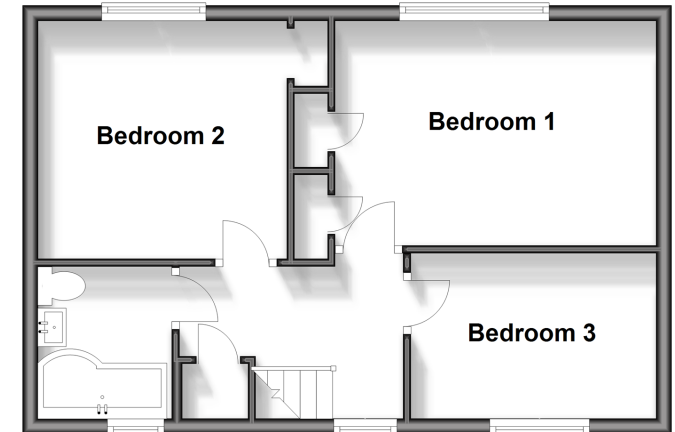
### Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



### First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



**Call Patcham - 01273 541934 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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