



**Price**  
**£750,000**

**Freehold**

3x  1x  2x 

**Highview Avenue North,  
Patcham, BN1**

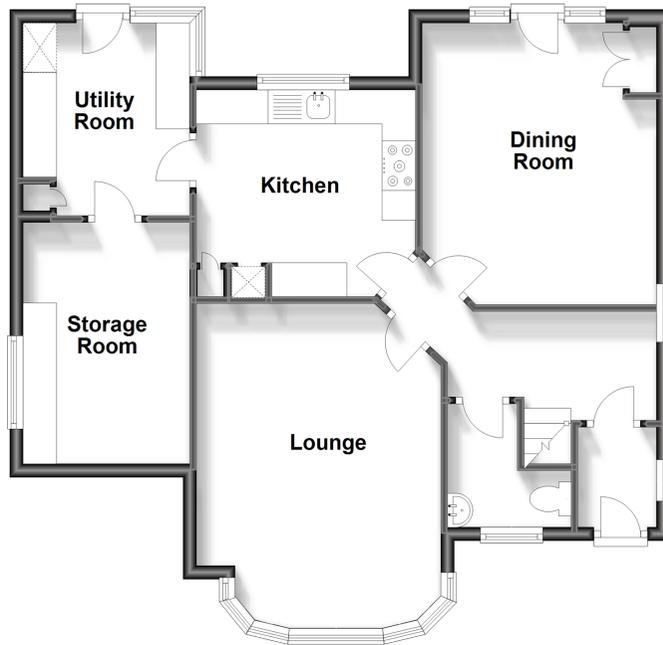
**OVER 60?**

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

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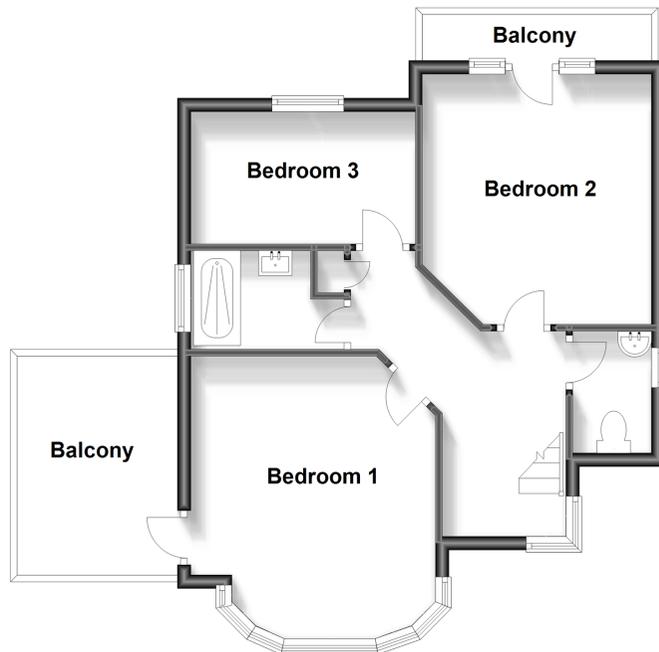
## Ground Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



## First Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



## Accommodation

### GROUND FLOOR

Porch: 4'2 x 3'3 (1.27m x 0.99m)

Entrance Hall

Lounge: 16'1 x 11'9 (4.91m x 3.58m)

Dining Room: 14'6 x 11'4 (4.42m x 3.46m)

Kitchen: 10'7 x 10'4 (3.23m x 3.15m)

Utility Room: 9'5 x 8'2 (2.87m x 2.49m)

Storage Room: 11'1 x 7'9 (3.38m x 2.36m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'2 x 11'6 (4.32m x 3.51m)

Balcony

Bedroom 2: 12'2 x 11'4 (3.71m x 3.46m)

Bedroom 3: 10'6 x 6'4 (3.20m x 1.93m)

Shower Room: 7'3 x 4'7 (2.21m x 1.40m)

First Floor Cloakroom

### OUTSIDE

Garage & Off Road Parking

Front & Rear Gardens



## Main features

- Stunning, modern home
- Beautiful, bright stairwell with high ceilings & tall feature window
- Handy storage room
- Large garden with decked area
- Fantastic location close to Patcham Village & direct A23 & A27 access

## Nearest Schools

Primary Schools: Patcham Junior School 0.3 miles, Carden Primary 1.3 miles, Westdene Primary 1.4 miles  
Secondary Schools: Patcham High School 0.3 miles, Dorothy Stringer High School 1.5 miles

## Transport Information

Train Stations: Preston Park 1.7 miles, Falmer 2.4 miles, Brighton 2.5 miles

## Address

Highview Avenue North, Patcham, BN1

## Directions

For directions to this property please contact us.



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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.

EPC RATING

CURRENT: D(57) POTENTIAL: C(80)

31707082/20240710/TB1/EBO