



Guide Price
£500,000

Freehold

4x  1x  1x 

**Westfield Crescent,
Patcham, BN1**

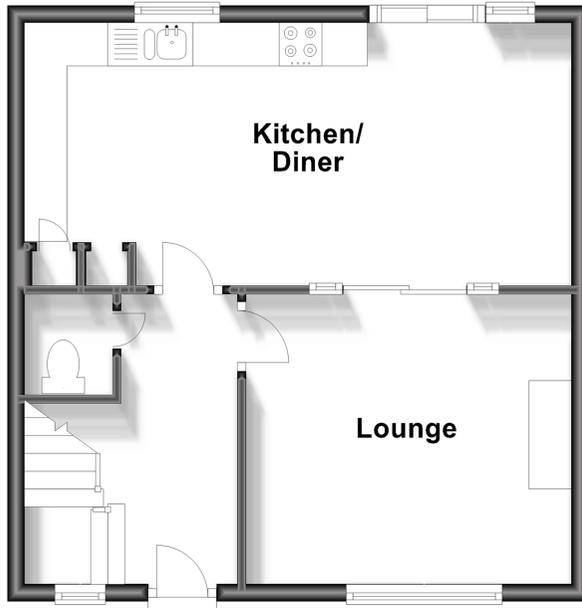
OVER 60?

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

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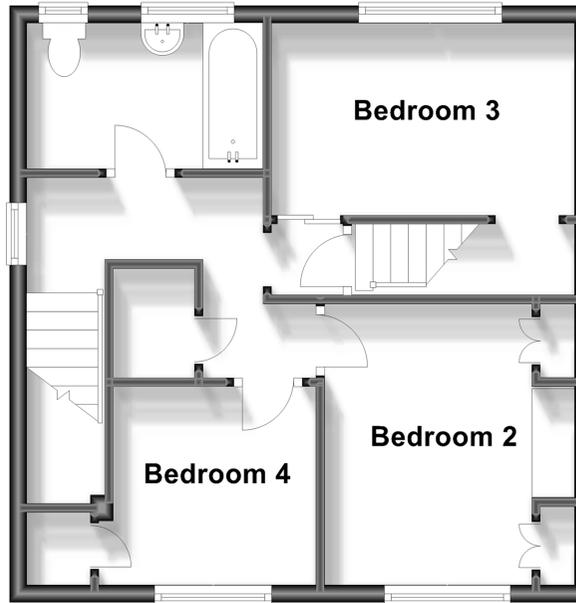
Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



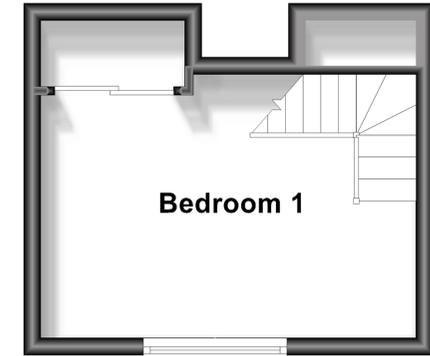
First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Separate Toilet
Lounge: 12'6 x 10'11 (3.81m x 3.33m)
Kitchen / Diner: 21'0 x 9'10 (6.41m x 3.00m)

FIRST FLOOR

Landing
Bedroom 2: 11'8 x 9'11 (3.56m x 3.02m)
Bedroom 3: 10'11 x 10'1 (3.33m x 3.08m)
Bedroom 4: 10'9 x 7'8 (3.28m x 2.34m)
Bathroom

SECOND FLOOR

Bedroom 1: 14'4 x 11'4 (4.37m x 3.46m)

OUTSIDE

Garage & Off Road Parking
Front & Rear Garden
Garden Studio: 15'8 x 14'4 (4.78m x 4.37m)



Main features

- Modern studio / office in rear garden, which includes thermal insulation, double glazed windows, lighting, power & high speed internet.
- Great rental / Air BnB potential (6 to 8 guests)
- Off road parking at the front of the property with electric car charging & single garage, which includes lighting and power.
- Stunning views from the property & easy commuter links to A27 & A23



Nearest Schools

Primary Schools: Carden Primary 0.7 miles, Patcham Junior School 0.8 miles, Balfour Junior School 1.1 miles

Secondary Schools: Dorothy Stringer High School 0.9 miles, Patcham High School 0.9 miles, Patcham House



Transport Information

Train Stations: Preston Park 1.6 miles, London Road 2.1 miles, Hove 2.1 miles



Address

Westfield Crescent, Patcham, BN1



Directions

For directions to this property please contact us.



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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.

EPC RATING

CURRENT: D(59) POTENTIAL: C(72)

31.707115/20231005/TB1/ZC