



**OVER 60?**

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

**Price**  
**£600,000**

**Freehold**

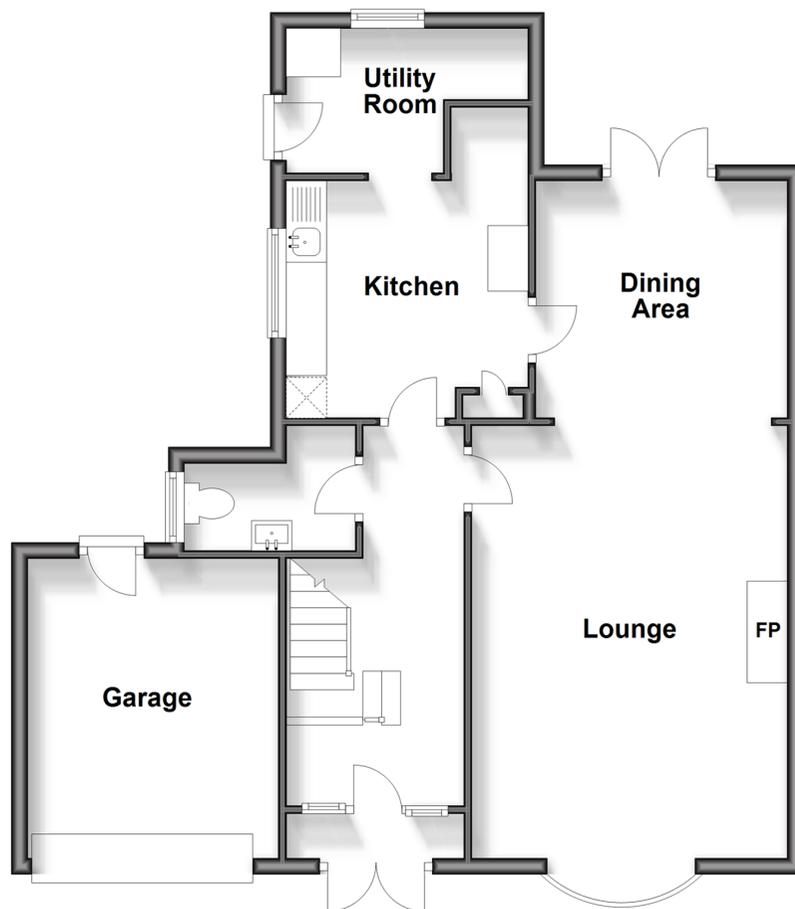
3x  1x  2x 

**Greenfield Crescent,  
Patcham, BN1**

**cubitt & west**  
Helping you move forwards

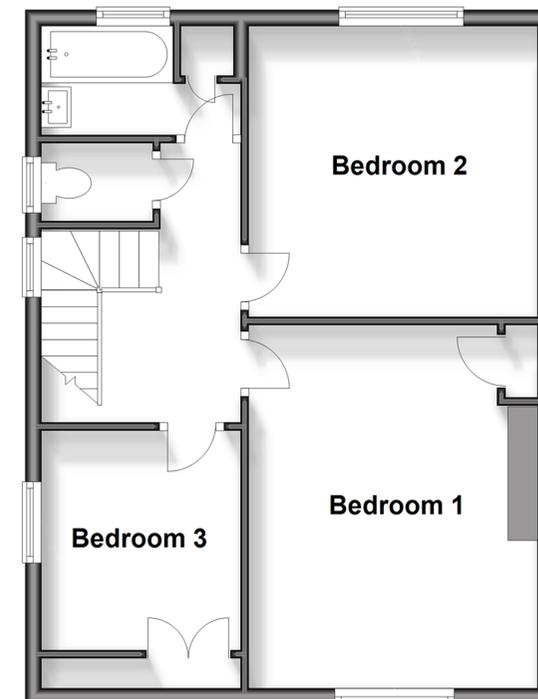
## Ground Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



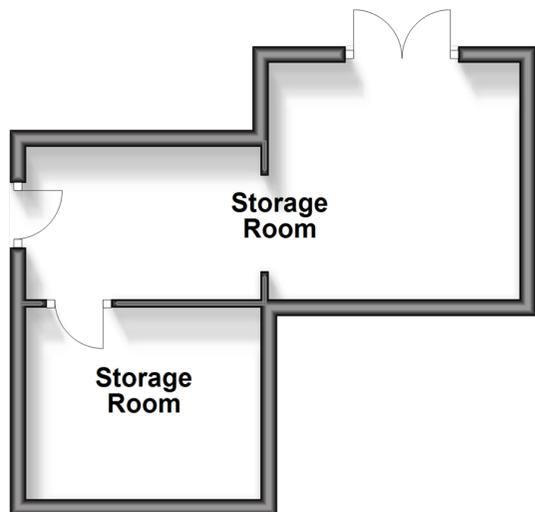
## First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



## Basement

Approx. 21.9 sq. metres (236.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 19'6 into bay x 12'8 (5.95m x 3.86m)

Dining Area: 10'2 x 9'1 (3.10m x 2.77m)

Kitchen: 10'7 into recess (3.23m) narrowing to 8'3 (2.52m) x 9'8 (2.95m)

Utility Room: 10'3 into recess x 5'9 (3.13m x 1.75m)

Cloakroom

### BASEMENT

Storage Room x 2

### FIRST FLOOR

Landing

Bedroom 1: 14'9 x 11'7 (4.50m x 3.53m)

Bedroom 2: 12'5 x 11'9 (3.79m x 3.58m)

Bedroom 3: 8'10 x 8'2 (2.69m x 2.49m)

Bathroom

Separate Toilet

### OUTSIDE

Garage & Driveway

Front & Rear Garden



## Main features

- Large open plan lounge / diner with feature bay window
- Amazing far-reaching views over the downs
- Garage & driveway
- Huge rear garden with patio areas, mature boarders and allotment space at the bottom
- Fantastic location opposite The Green, close to local amenities, bus routes and commuter links to the A27 and A23

### Nearest Schools

Primary Schools: Patcham Junior School 0.7 miles, Carden Primary 0.9 miles, Hertford Junior School 1.0 miles  
Secondary Schools: Patcham High School 0.8 miles, Dorothy Stringer High School 0.8 miles, Varndean School 1.0 miles

### Transport Information

Train Stations: Preston Park 1.3 miles, London Road 2.1 miles, Aldrington 2.2 miles

### Address

Greenfield Crescent, 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(65) POTENTIAL: B(31)

The EPC rating graphic shows a lightbulb icon on the left, followed by a bar chart with two bars. The first bar is labeled 'D(65)' and the second bar is labeled 'B(31)'. The bars are colored in shades of green and yellow.

31.707625/20240321/EBO/EBO