

OVER 60?

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

Price

£600,000

Freehold

3x  2x  2x 

Greenfield Crescent, Patcham, BN1

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Accommodation

GROUND FLOOR

Hallway

Lounge: 17'9 x 12'10 (5.41m x 3.91m)

Kitchen / Diner: 19'0 x 12'7 (5.80m x 3.84m)

Utility Room: 7'9 x 7'5 (2.36m x 2.26m)

Conservatory: 10'7 x 7'2 (3.23m x 2.19m)

Lobby: 10'6 x 8'1 (3.20m x 2.47m)

Bedroom 2: 11'6 up to bay x 9'9 (3.51m x 2.97m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 16'6 (5.03m) narrowing to 9'1 (2.77m) x 13'7 (4.14m)

En-Suite Shower Room

Bedroom 3: 9'10 x 9'3 (3.00m x 2.82m)

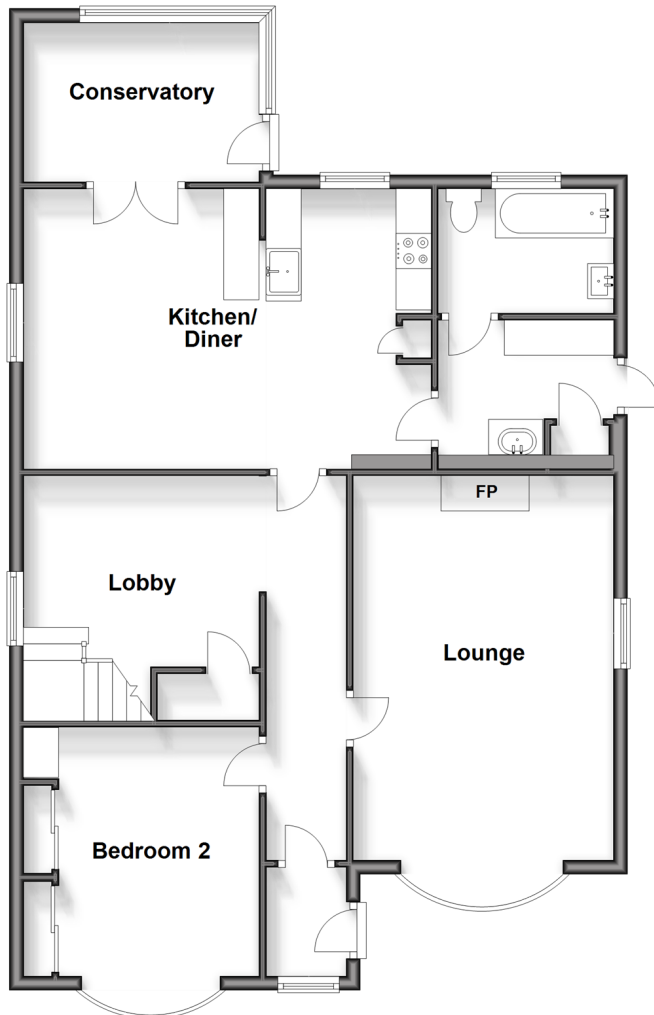
OUTSIDE

Off Road Parking

Front & Rear Garden

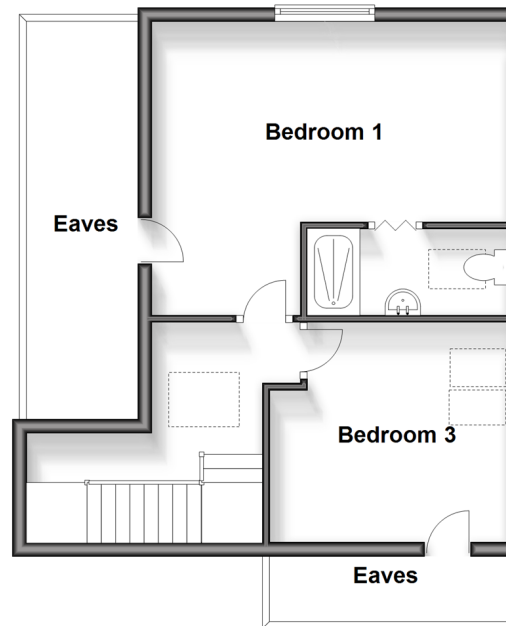
Ground Floor

Approx. 95.9 sq. metres (1032.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)





Main features

- Amazing garden with mature fruit trees and allotment area
- Cosy lounge with wood burner and feature bay window
- Awesome lobby, library office area
- Large farmhouse style kitchen / diner with breathtaking, panoramic views of the downs
- Fantastic location close to local amenities and bus routes, with easy access 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



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



- 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:	POTENTIAL:
D(55)	B(31)

31704521/20240530/TB1/EBO