

OVER 60?

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



Guide Price
£475,000
Freehold

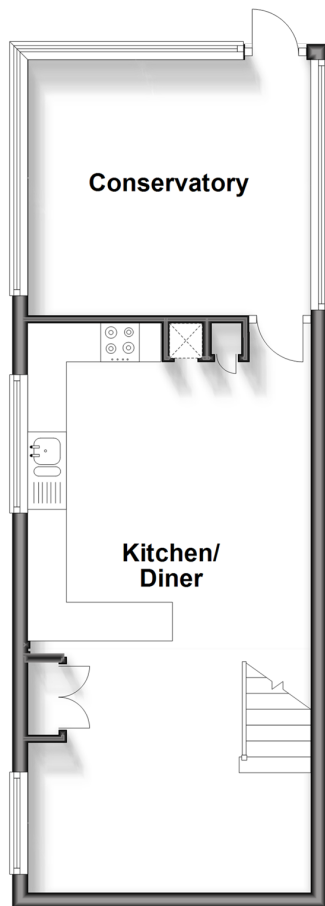
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Barrhill Avenue, Patcham, BN1

cubitt & west
Helping you move forwards

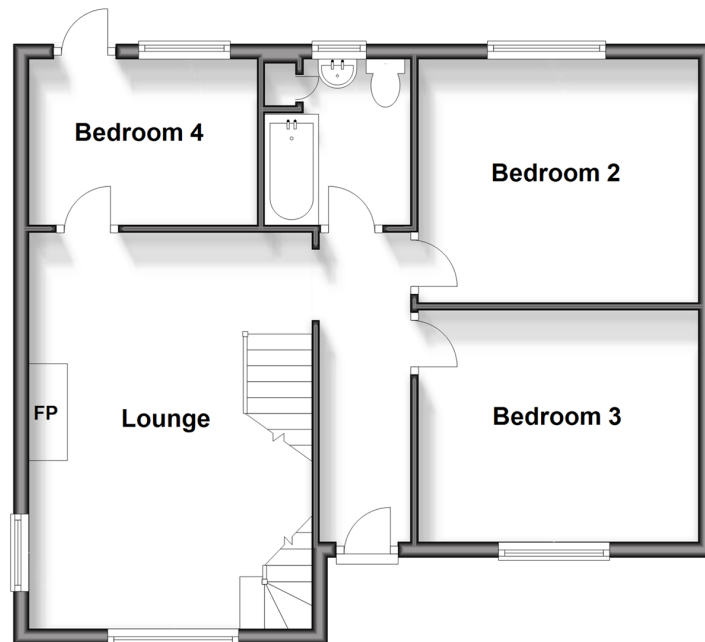
Lower Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



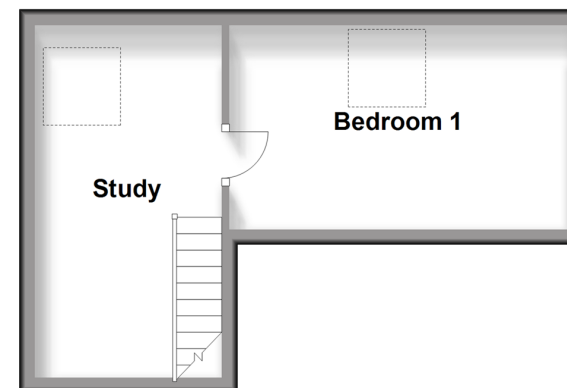
Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 17'4 x 11'11 (5.29m x 3.63m)

Bedroom 2: 11'10 x 10'1 (3.61m x 3.08m)

Bedroom 3: 11'10 x 9'10 (3.61m x 3.00m)

Bedroom 4: 9'5 x 6'11 (2.87m x 2.11m)

Bathroom

LOWER GROUND FLOOR

Kitchen / Diner : 24'0 x 12'0 (7.32m x 3.66m)

Conservatory: 12'1 x 10'9 (3.69m x 3.28m)

FIRST FLOOR

Study

Bedroom 1: 19'0 x 9'8 (5.80m x 2.95m)

OUTSIDE

Front & Rear Garden



Main features

- Large family home set over 3 floors
- Fantastic kitchen / diner to the entire lower ground floor
- Garden with mature trees & pretty borders
- Room for improvement & potential for further development (stpp)
- Fantastic location on sought after road in Patcham, on direct bus route & access to the A27 & A23



Nearest Schools

Primary Schools: Patcham Junior School 0.1 miles, Carden Primary 0.7 miles, Westdene Primary 0.8 miles
Secondary Schools: Patcham High School 0.2 miles, Patcham House Special School 0.3 miles, Varndean School 1.1 miles



Transport Information

Train Stations: Preston Park 1.4 miles, Moulsecoomb 1.8 miles, London Road 2.1 miles



Address

Barrhill Avenue, 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.



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