



Price
£500,000

Freehold

3x  2x  1x 

**Warmdene Road,
Patcham, BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Open plan lounge/diner - great for entertaining
- Beautiful private rear garden
- Convenience of a shared driveway & garage
- Great location, close to local schools and public transport links
- Convenience of a downstairs cloakroom

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Cloakroom

Lounge / Diner: 27'0 into bay (8.24m) x 13'10 (4.22m) narrowing to 10'7 (3.23m)

Sun Room: 9'6 x 6'2 (2.90m x 1.88m)

Kitchen: 12'5 (3.79m) narrowing to 8'5 (2.57m) x 9'2 (2.80m)

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 12'2 (3.76m x 3.71m)

Bedroom 2: 12'3 x 12'2 (3.74m x 3.71m)

Bedroom 3: 8'9 x 7'4 (2.67m x 2.24m)

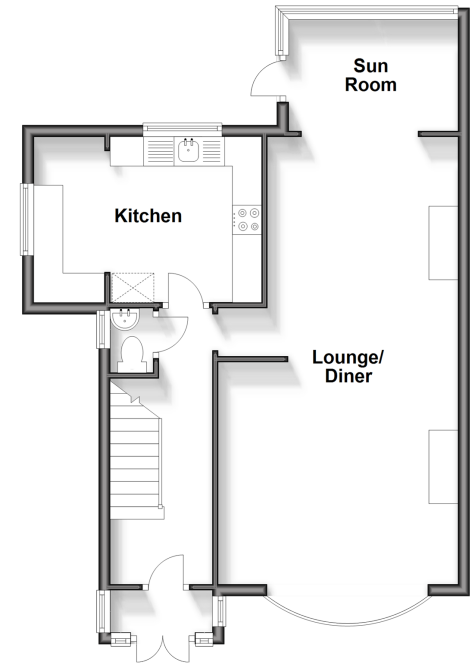
Bathroom

OUTSIDE

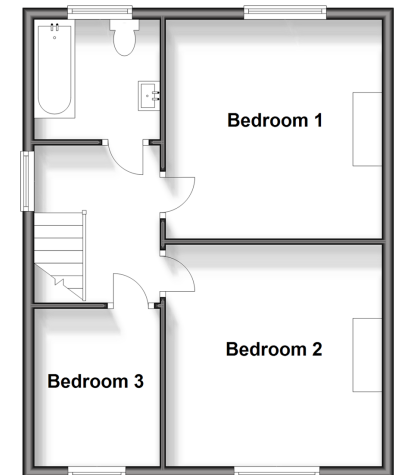
Garage & Shared Driveway

Front & Rear Garden

Ground Floor
Approx. 56.8 sq. metres (611.1 sq. feet)



First Floor
Approx. 45.4 sq. metres (489.1 sq. feet)



Call Patcham - 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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