



Price
£375,000

Freehold

2x  1x  1x 

**Warmdene Way,
Patcham, BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Large lounge / diner onto the rear garden
- Handy downstairs toilet
- Easy to convert to create extra bedroom
- Potential for further development (subject to planning permission)
- Close to amenities & A27 & A23 commuter links

Accommodation

GROUND FLOOR

Entrance Hall

Lounge / Diner: 19'6 x 13'9 (5.95m x 4.19m)

Kitchen: 17'5 x 5'10 (5.31m x 1.78m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'9 x 12'1 (4.19m x 3.69m)

Bedroom 2: 13'9 x 8'8 (4.19m x 2.64m)

Wet Room

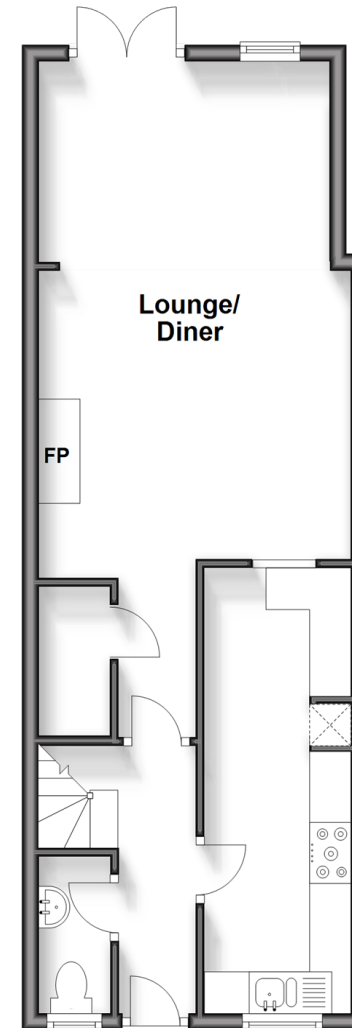
OUTSIDE

Off Road Parking

Front & Rear Garden

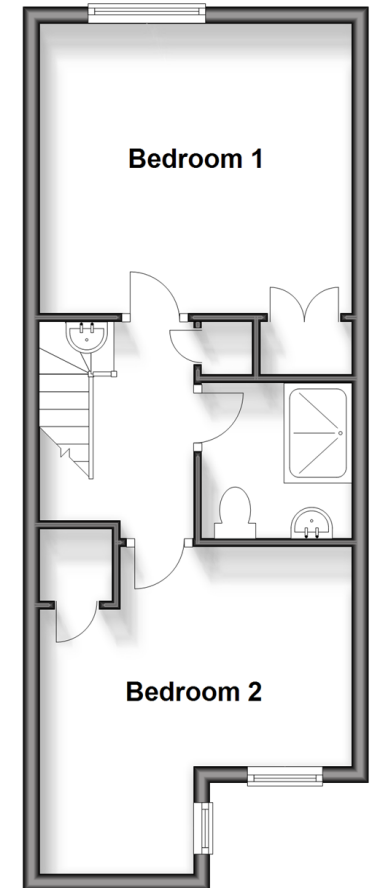
Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.5 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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