



Price
£570,000

Freehold

4x  2x  1x 

**Singleton Road,
Patcham, BN1**

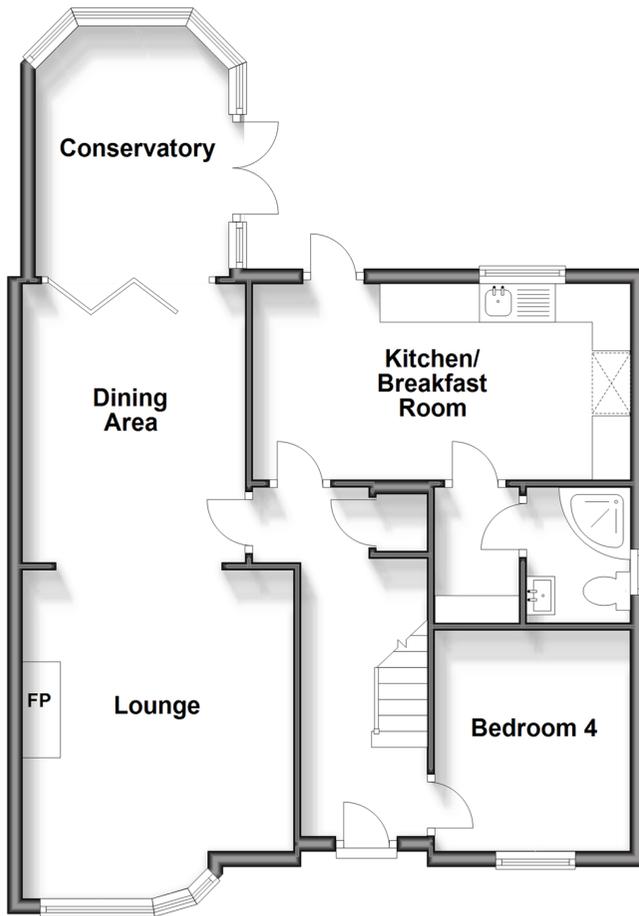
OVER 60?

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

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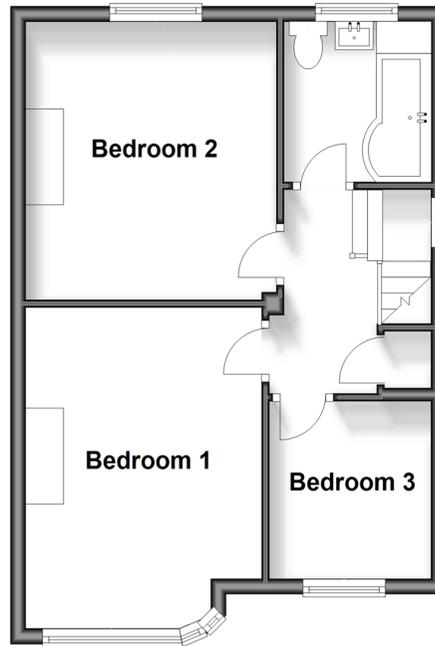
Ground Floor

Approx. 68.5 sq. metres (737.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'4 into bay x 11'6 (4.37m x 3.51m)

Dining Area: 11'9 x 9'7 (3.58m x 2.92m)

Conservatory: 10'8 x 8'9 (3.25m x 2.67m)

Kitchen/Breakfast Room: 15'2 x 8'3 (4.63m x 2.52m)

Utility Room: 5'3 x 2'6 (1.60m x 0.76m)

Shower Room

Bedroom 4: 9'5 x 8'3 (2.87m x 2.52m)

FIRST FLOOR

Landing

Bedroom 1: 14'6 x 10'2 (4.42m x 3.10m)

Bedroom 2: 11'9 x 10'7 (3.58m x 3.23m)

Bedroom 3: 8'0 x 7'0 (2.44m x 2.14m)

Bathroom

OUTSIDE

Driveway

Front & Rear Gardens

Outdoor Office: 13'5 x 7'7 (4.09m x 2.31m)



Main features

- Lovely sized family home
- On a cul-de-sac, so very quiet with no through traffic
- Close to local schools
- Great sized outdoor office space with full power and insulation
- Brilliant open plan lounge and dining area, perfect for entertaining guests

Nearest Schools

Primary Schools: Carden Primary 0.3 miles, Patcham Junior School 0.3 miles, Coldean Primary 1.0 miles

Secondary Schools: Patcham High School 0.3 miles, Patcham House Special School 0.6 miles, Varndean

Transport Information

Train Stations: Preston Park 2.2 miles, Brighton 2.4 miles, Hove 2.6 miles

Address

Singleton Road, 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: D(64) POTENTIAL: B(33)

31.707157/20241015/TB1/ZC