



Price
£400,000

Freehold

2x  1x  1x 

**Lomond Avenue,
Patcham, BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- An undeveloped home
- Handy off road parking & garage to rear
- Lovely, flat approach rear garden
- Room for improvement & potential for development (subject to planning permission)
- Close to local amenities, great bus routes & access to the A27 & A23

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 16'8 x 10'9 into bay (5.08m x 3.28m)

Kitchen: 8'4 x 6'9 (2.54m x 2.06m)

Conservatory: 9'8 x 9'7 (2.95m x 2.92m)

Side Porch: 6'2 x 2'7 (1.88m x 0.79m)

Bedroom 1: 14'2 x 9'9 (4.32m x 2.97m)

Bedroom 2: 10'6 x 8'7 (3.20m x 2.62m)

Bathroom

OUTBUILDING

Garage

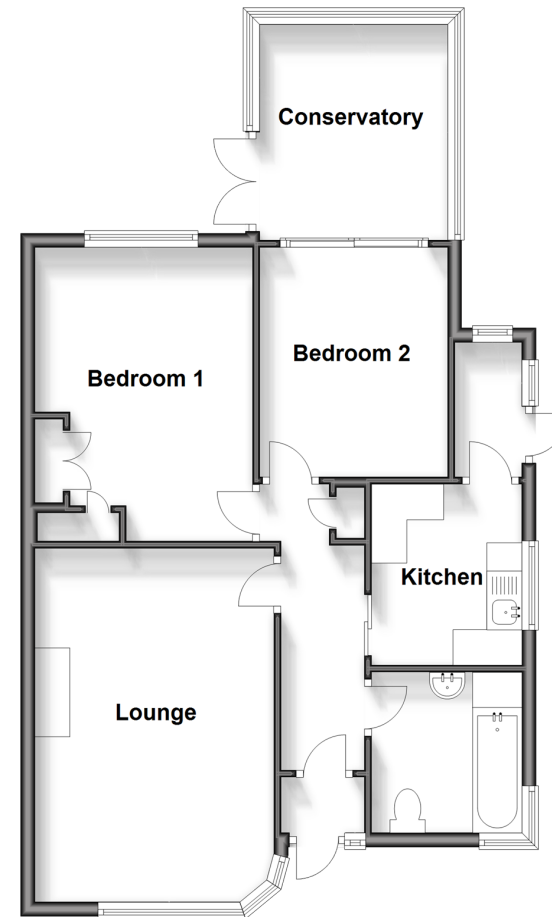
OUTSIDE

Off Road Parking

Front & Rear Garden

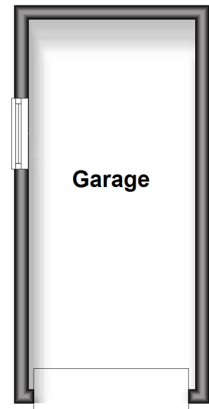
Ground Floor

Approx. 67.2 sq. metres (723.2 sq. feet)



Outbuilding

Approx. 12.4 sq. metres (133.0 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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