



**Price**  
**£500,000**

**Freehold**

2x  1x  1x 

**Cuckmere Way,  
Patcham, BN1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Large kitchen / diner, directly onto sun room
- Handy off road parking
- Amazing far reaching views
- Potential for development into the loft (subject to planning permission)
- Fantastic location set back from Ditchling Road, opposite the nature reserve with direct access to the A27

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 14'6 x 13'7 (4.42m x 4.14m)

Kitchen / Diner: 14'2 x 11'10 (4.32m x 3.61m)

Sun Room: 10'2 x 9'8 (3.10m x 2.95m)

Bedroom 1: 12'0 x 11'11 (3.66m x 3.63m)

Bedroom 2: 12'0 x 10'0 (3.66m x 3.05m)

#### Shower Room

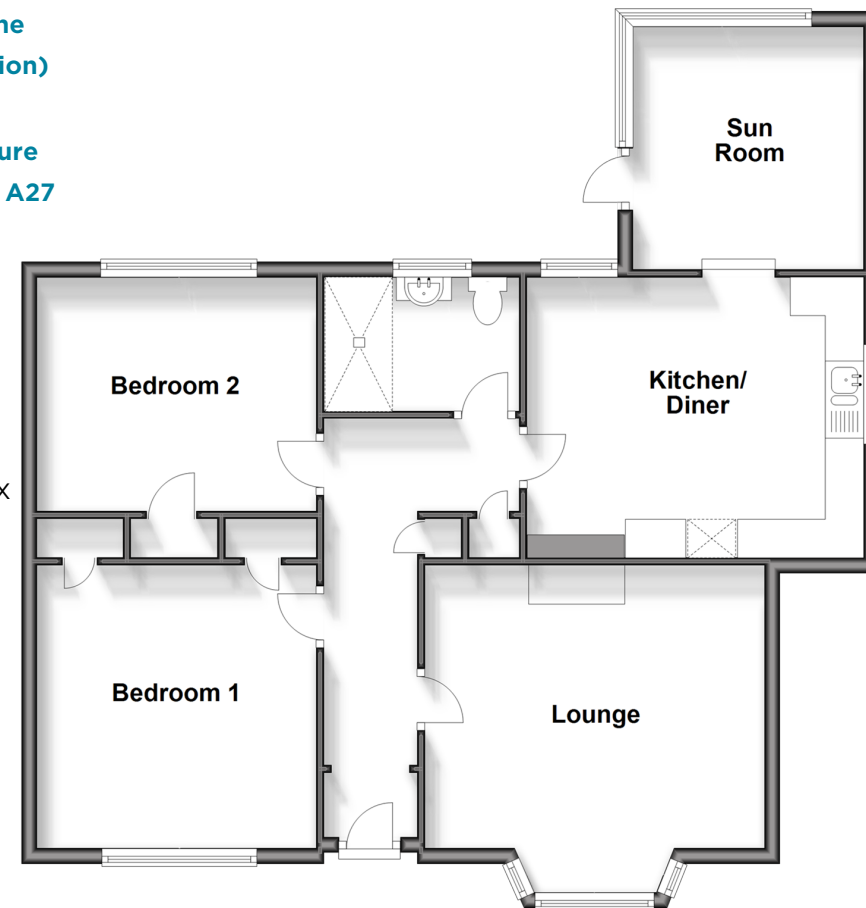
### OUTSIDE

#### Off Road Parking

#### Front & Rear Garden

### Ground Floor

Approx. 85.5 sq. metres (920.3 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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