



OVER 60?

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

Price

£375,000

Freehold

2x  1x  1x 

**Carden Close, Patcham,
BN1**

cubitt&west
Helping you move forwards



Main features

- Ideal for developers and first-time buyers
- Large corner plot with detached garage
- Chain free!
- Room for improvement and potential for further development (subject to planning permission)
- Fantastic location in walking distance to local amenities and with easy access to the A27 and A23

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'10 x 11'8 (3.91m x 3.56m)

Kitchen: 11'7 x 8'6 (3.53m x 2.59m)

Lean To: 14'3 x 6'4 (4.35m x 1.93m)

Bedroom 1: 10'9 x 9'6 (3.28m x 2.90m)

Bedroom 2: 11'4 x 7'9 (3.46m x 2.36m)

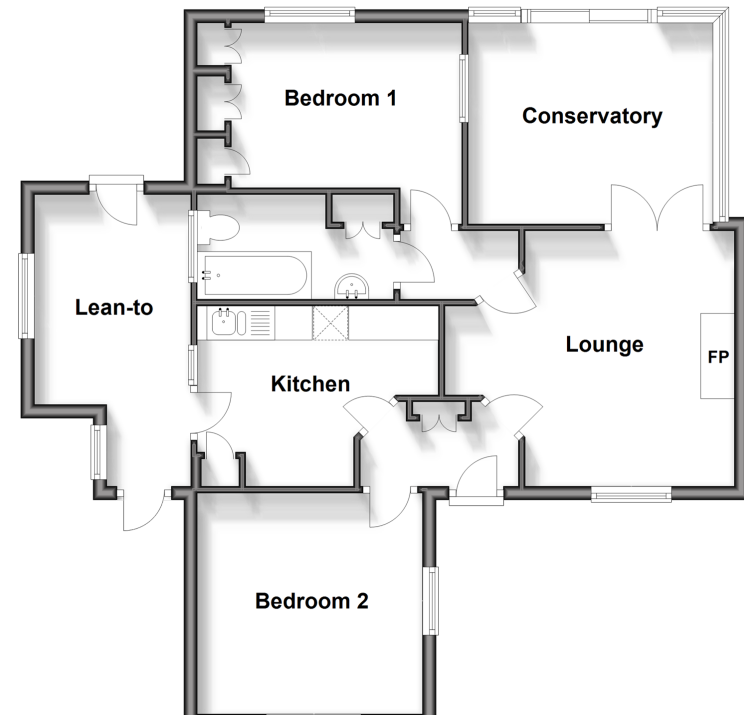
Bathroom

OUTSIDE

Front & Rear Garden

Ground Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



Call Patcham - 01273 541934 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale