



**OVER 60?**

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

**Guide Price**  
**£490,000**  
**Freehold**

3x  1x  2x 

Carden Avenue, Patcham, BN1

**cubitt&west**  
Helping you move forwards





## Main features

- Large kitchen / breakfast room with exposed beams
- Handy utility room & huge integral garage
- Beautifully gardens with greenhouse
- Conversion into 5 bedrooms, subject to the relevant permissions
- Close to local amenities and easy access to the A27

## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Room: 14'7 x 10'4 (4.45m x 3.15m)

Kitchen / Breakfast Room: 14'6 x 10'4 at widest point (4.42m x 3.15m)

Utility Room: 7'9 x 4'1 (2.36m x 1.25m)

### FIRST FLOOR

Landing

Lounge: 21'1 x 12'9 (6.43m x 3.89m)

Bedroom 1: 10'4 x 10'4 (3.15m x 3.15m)

Bedroom 2: 10'6 x 8'10 (3.20m x 2.69m)

Bedroom 3: 10'3 x 7'3 (3.13m x 2.21m)

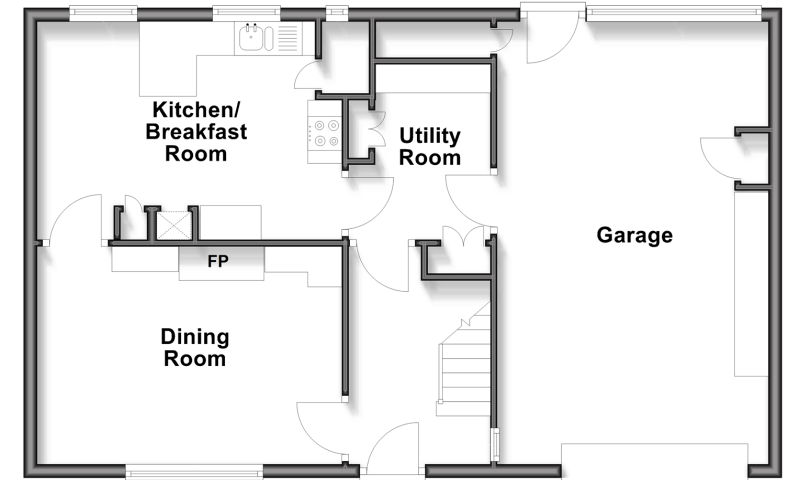
Bathroom

### OUTSIDE

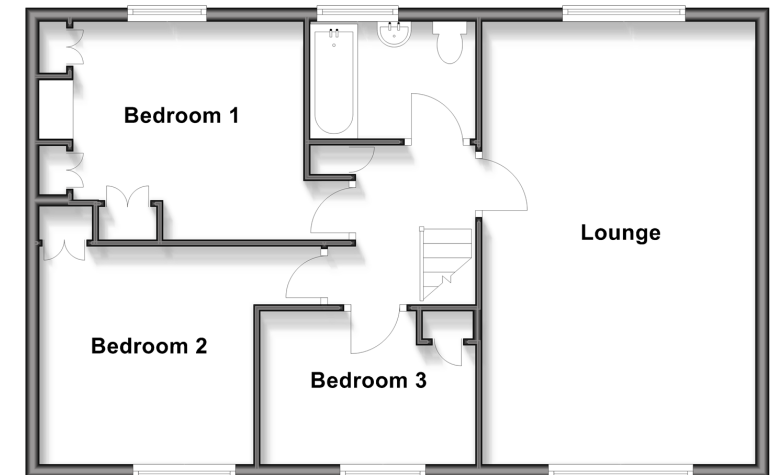
Garage & Driveway

Front & Rear Garden

**Ground Floor**  
Approx. 70.0 sq. metres (753.4 sq. feet)



**First Floor**  
Approx. 68.6 sq. metres (738.0 sq. feet)



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



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