



**Guide Price**  
**£625,000**

**Freehold**

5x  2x  1x 

**Craignair Avenue,  
Patcham, BN1**

**OVER 60?**

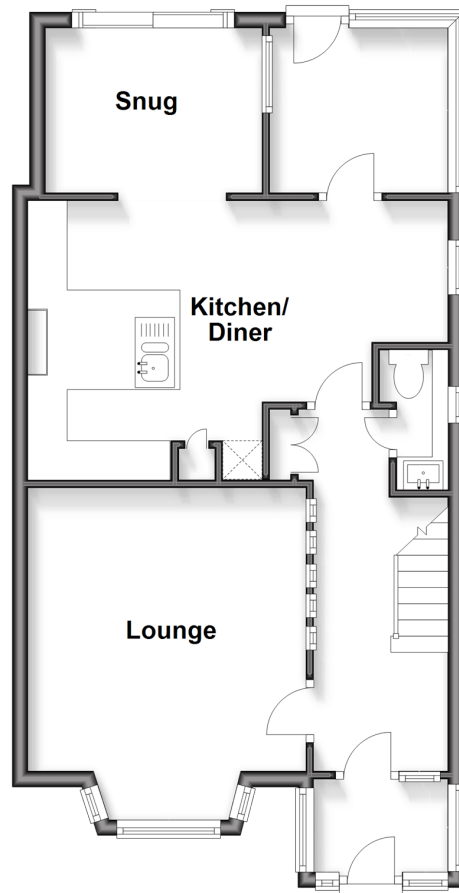
Secure this property  
for up to **59% less!**

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Helping you move forwards



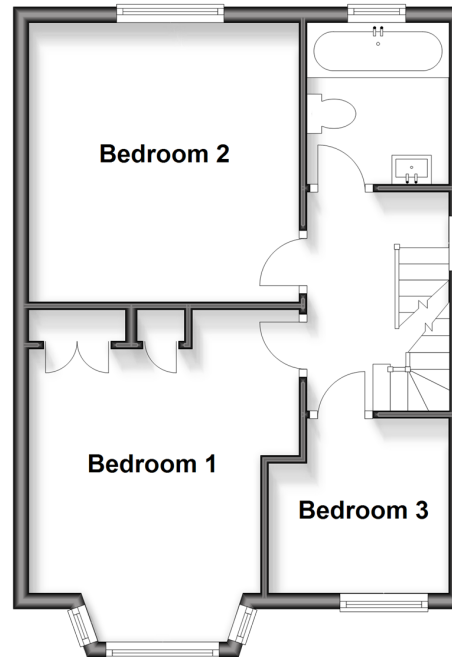
## Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



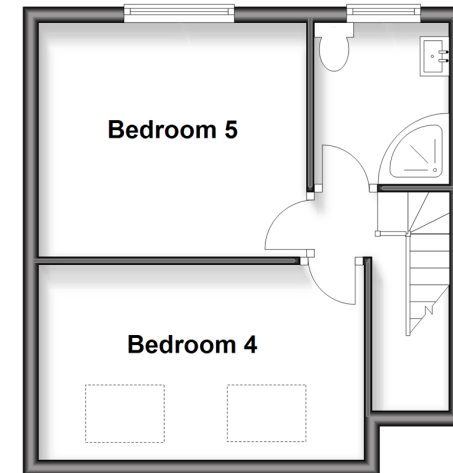
## First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



## Second Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 13'9 into bay x 11'5 (4.19m x 3.48m)  
Kitchen / Diner: 16'6 x 11'7 (5.03m x 3.53m)  
Utility Room  
Snug: 8'9 x 7'6 (2.67m x 2.29m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 13'3 up to bay x 11'7 (4.04m x 3.53m)  
Bedroom 2: 11'9 x 9'2 (3.58m x 2.80m)  
Bedroom 3: 7'6 x 7'4 (2.29m x 2.24m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 4: 13'5 x 8'8 (4.09m x 2.64m)  
Bedroom 5: 9'9 x 9'8 (2.97m x 2.95m)  
Shower Room

### OUTSIDE

Garage  
Shared Driveway  
Front & Rear Garden  
Garden Office



## Main features

- Large, pretty, flat rear garden and garage
- Handy outdoor garden office with wi-fi
- Beautiful open plan kitchen / diner with handy utility area
- Separate lounge with feature glass viewing wall
- Fantastic location in a popular part of Patcham with great commuter links and access to the A27 and A23



### Nearest Schools

Primary Schools: Patcham Junior School 0.3 miles, Carden Primary 1.3 miles, Westdene Primary 1.6 miles  
Secondary Schools: Patcham High School 0.4 miles, Patcham House Special School 0.5 miles, Dorothy Stringer High School 1.5 miles



### Transport Information

Train Stations: Preston Park 1.8 miles, Aldrington 2.5 miles, London Road 2.8 miles



### Address

Craignair Avenue, Patcham, BN1



### Directions

For directions to this property please contact us.





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Call Patcham Branch 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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