



Guide Price
£450,000

Freehold

4x  1x  1x 

**Thornhill Avenue,
Patcham, BN1**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Flat rear garden with mature borders
- Large, extended conservatory
- Driveway & detached garage
- Potential for further development (subject to planning permission)
- Fantastic location with bus routes, local amenities & commuter links to the A27 & A23

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'0 x 11'1 (4.88m x 3.38m)

Kitchen: 13'5 x 8'10 (4.09m x 2.69m)

Conservatory: 21'7 x 8'10 (6.58m x 2.69m)

Bedroom 3: 11'1 x 10'5 (3.38m x 3.18m)

Bedroom 4: 10'9 x 9'6 (3.28m x 2.90m)

Bathroom

FIRST FLOOR

Landing

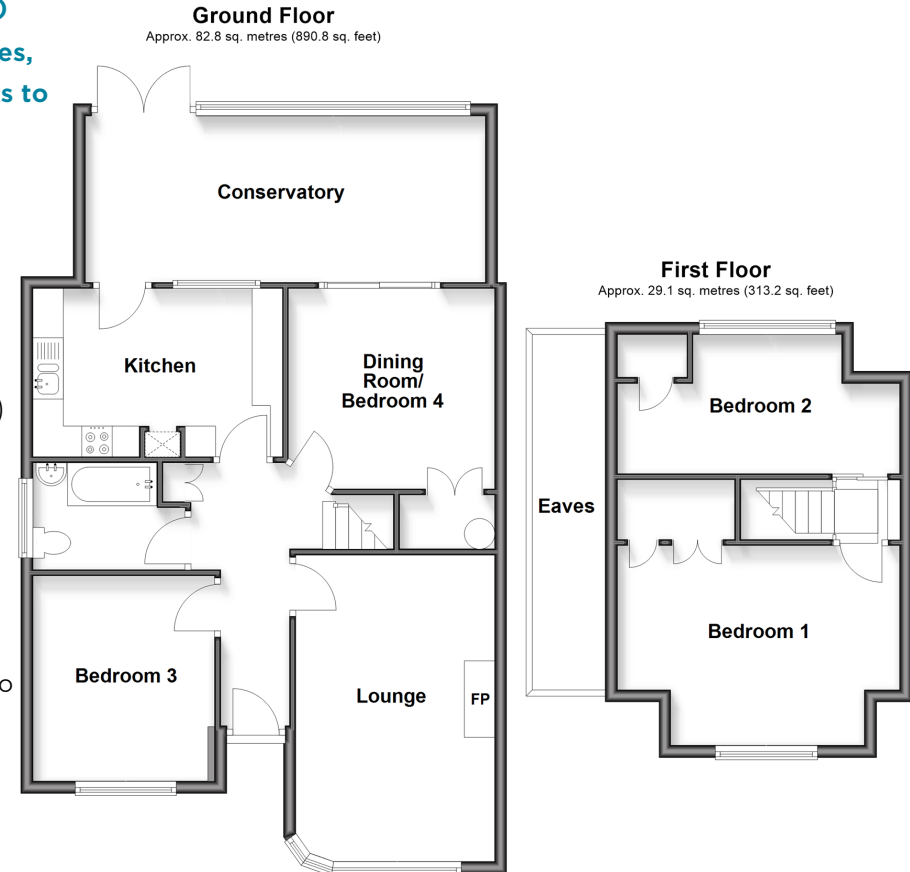
Bedroom 1: 14'1 x 10'9 (4.30m x 3.28m)

Bedroom 2: 15'3 at widest point x 7'8 into bay (4.65m x 2.34m)

OUTSIDE

Garage & Driveway

Front & Rear Garden



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 50% less, by purchasing a Lifetime Lease.



31707836/20251024/ZC/EBO