



OVER 60?

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

Price

£500,000

Freehold

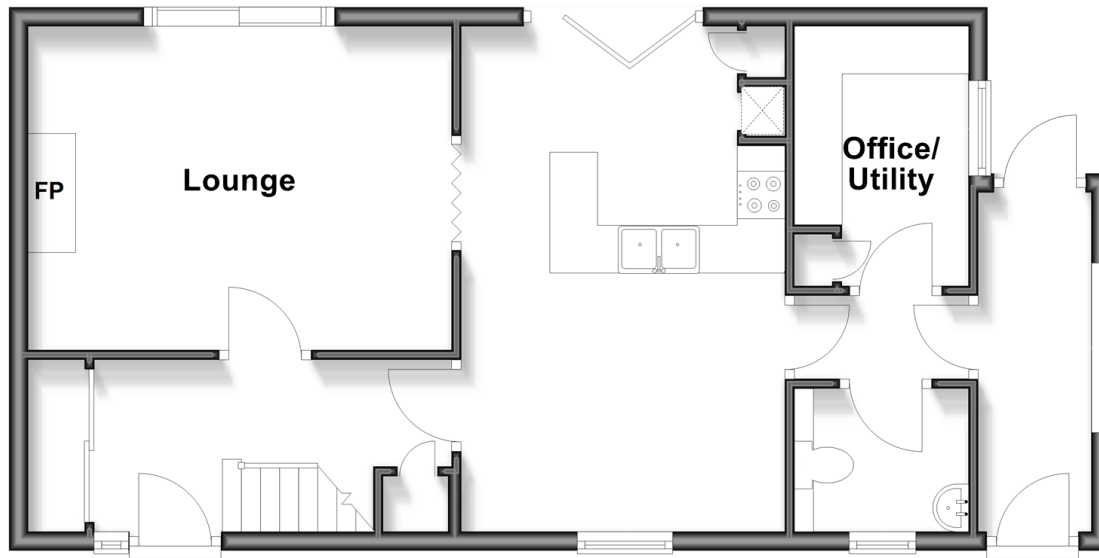
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**Elsted Crescent,
Hollingbury, BN1**

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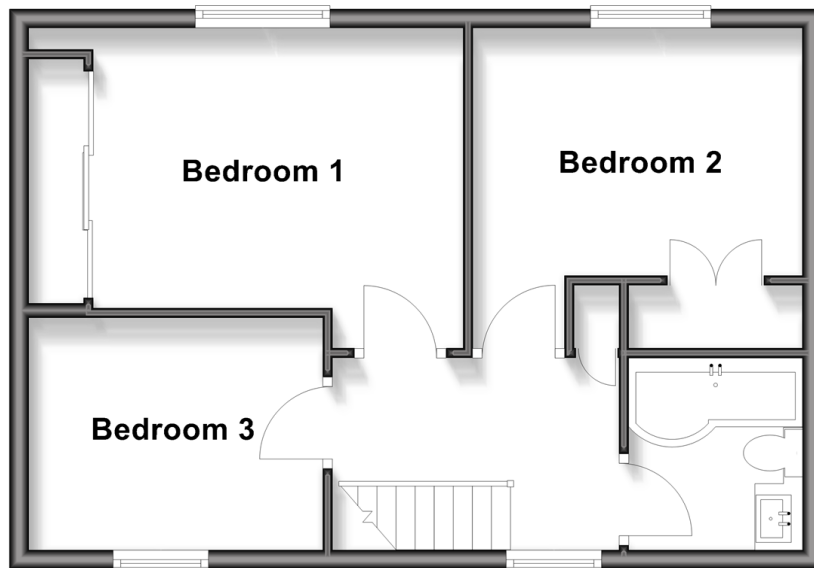
Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 14'6 x 11'1 (4.42m x 3.38m)

Kitchen / Diner: 17'0 x 11'7 (5.19m x 3.53m)

Inner Hallway

Office / Utility: 8'1 x 6'7 (2.47m x 2.01m)

Cloakroom

Side Porch

FIRST FLOOR

Landing

Bedroom 1: 12'5 x 11'1 (3.79m x 3.38m)

Bedroom 2: 11'7 x 11'1 (3.53m x 3.38m)

Bedroom 3: 10'0 x 7'10 (3.05m x 2.39m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Garden

Garden Cabin: 14'7 x 10'7 (4.45m x 3.23m)



Main features

- Set back from the road with private driveway for multiple cars
- Open plan kitchen / diner with bifold doors to the garden
- Separate lounge with feature log burner
- Garden cabin with power, Wi-Fi and decked seating area
- Fantastic location within easy reach of A27 and A23 commuter links



Nearest Schools

Primary Schools: Carden Primary 0.2 miles, Coldean Primary 0.4 miles, Patcham Junior School 0.9 miles
Secondary Schools: Patcham High School 0.9 miles, The Alternative Centre for Education 1.0 miles, Varndean School 1.0 miles



Transport Information

Train Stations: Moulsecoomb 1.1 miles, Falmer 1.2 miles, Preston Park 1.7 miles



Address

Elsted Crescent, Hollingbury, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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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