



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£500,000

Freehold

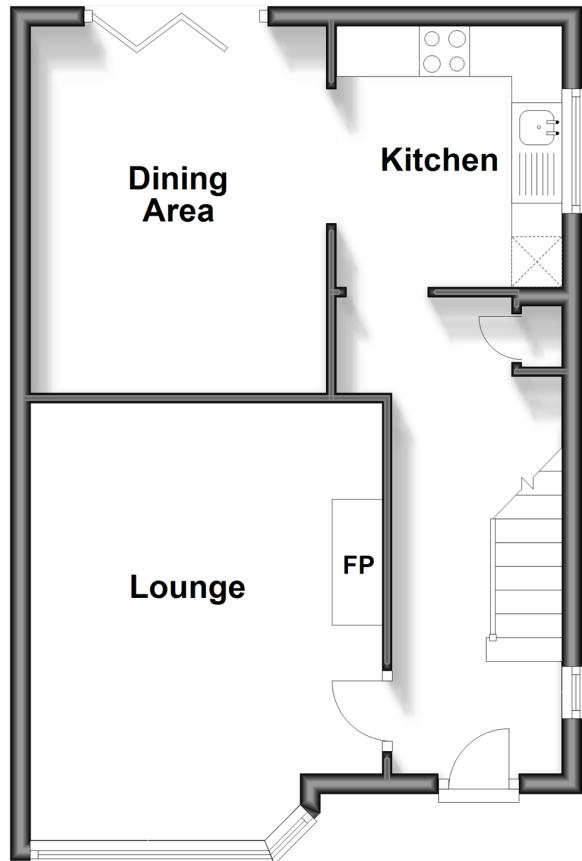
4x 2x 2x

**Singleton Road,
Patcham, BN1**

cubitt & west
Helping you move forwards

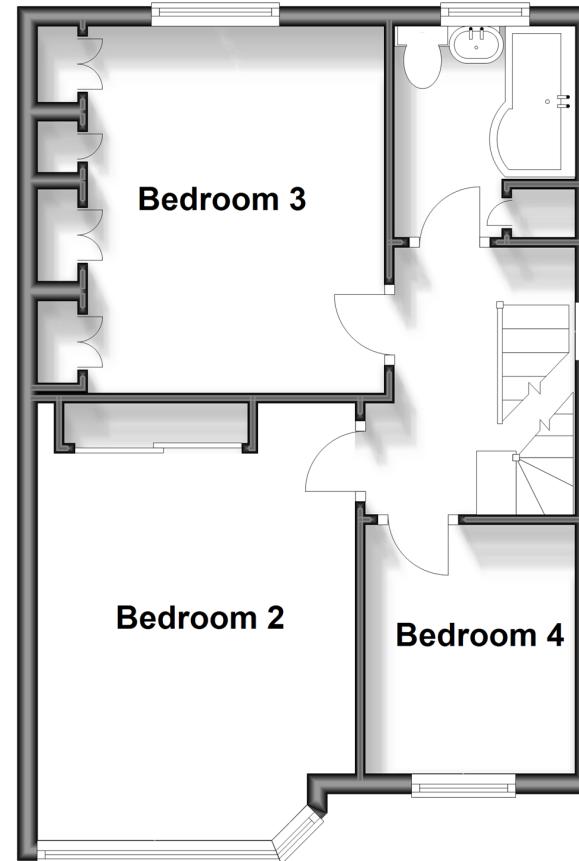
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



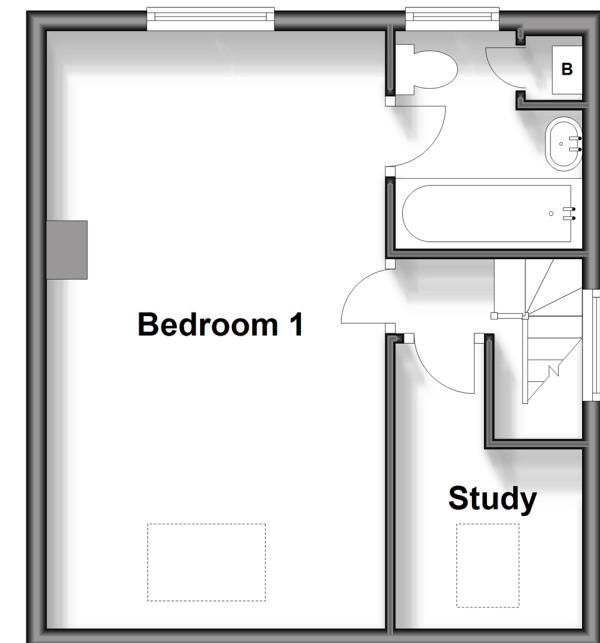
First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Second Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'7 x 11'4 (4.45m x 3.46m)

Kitchen: 8'3 x 7'4 (2.52m x 2.24m)

Dining Area: 11'9 x 9'9 (3.58m x 2.97m)

FIRST FLOOR

Landing

Bedroom 2: 15'0 x 10'4 (4.58m x 3.15m)

Bedroom 3: 11'9 x 8'6 (3.58m x 2.59m)

Bedroom 4: 8'0 x 7'0 (2.44m x 2.14m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 11'3 x 9'3 (3.43m x 2.82m)

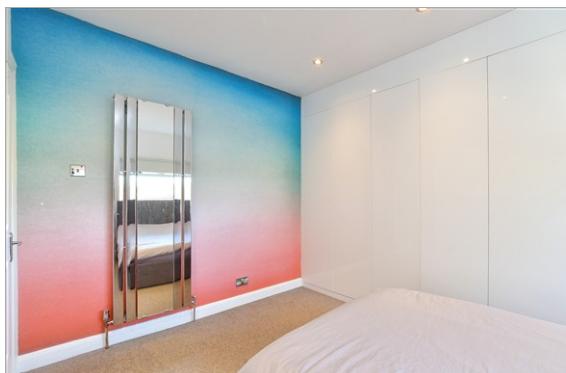
En-Suite Bathroom

Study: 9'2 x 8'1 (2.80m x 2.47m)

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Main en-suite bathroom to the top floor
- Outdoor office / bar / gym
- Chain free!
- Open plan kitchen and dining area with bifold doors to the garden
- Fantastic location, close to local amenities, great bus routes and easy access to the A27 and A23

Nearest Schools

Primary Schools: Carden Primary 0.3 miles, Patcham Junior School 0.3 miles, Coldean Primary 1.0 miles

Secondary Schools: Patcham High School 0.3 miles, Patcham House Special School 0.6 miles, Varndean

Transport Information

Train Stations: Preston Park 2.2 miles, Brighton 2.4 miles, Hove 2.6 miles

Address

Singleton Road, Patcham, BN1

Directions

For directions to this property please contact us.



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Call Patcham Branch 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 59% less, by purchasing a Lifetime Lease



CURRENT:
E(54) POTENTIAL:
C(80)
31707764/20260217/ZC/EBO