



Guide Price
£550,000

Freehold

3x  1x  1x 

Larkfield Way, BN1

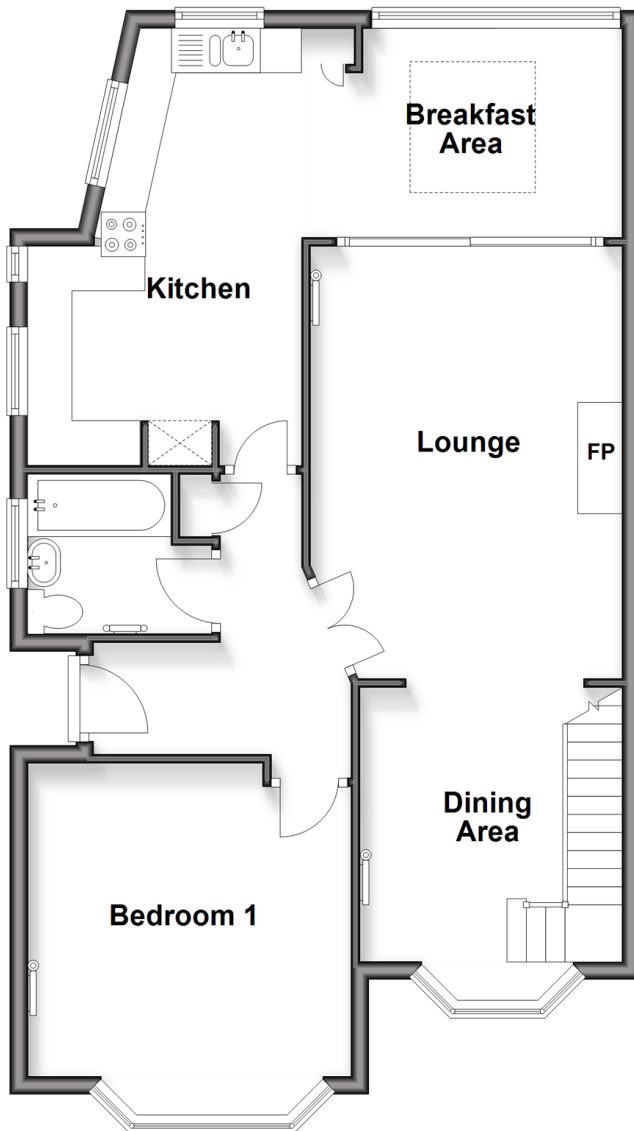
OVER 60?

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

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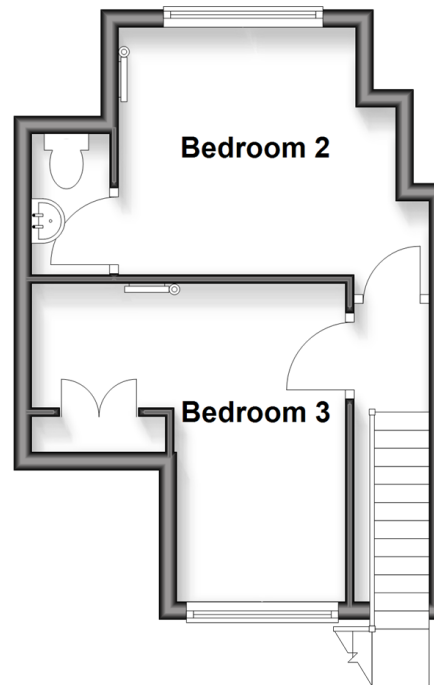
Ground Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'9 x 11'7 (4.80m x 3.53m)

Dining Area: 9'10 x 9'10 (3.00m x 3.00m)

Kitchen: 16'1 x 10'2 at widest point (4.91m x 3.10m)

Breakfast Area: 10'3 x 7'2 (3.13m x 2.19m)

Bedroom 1: 13'2 x 11'5 (4.02m x 3.48m)

Bathroom

FIRST FLOOR

Landing

Bedroom 2: 11'10 x 11'5 (3.61m x 3.48m)

Cloakroom

Bedroom 3: 9'7 x 9'1 (2.92m x 2.77m)

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



Main features

- Chain free!
- Open plan lounge & dining room, perfect for entertaining
- Driveway to the front, with a garage to the rear
- Mature rear garden
- A great location & a great opportunity to put your own stamp on a property
- Potential for further development (subject to planning permission)



Nearest Schools

Primary Schools: Balfour Junior School 0.9 miles, Carden Primary 1.1 miles, St Bernadette's Catholic Primary 1.2 miles Secondary Schools: Varndean School 0.8 miles, Dorothy Stringer High School 0.8 miles, Patcham High School 1.3 miles



Transport Information

Train Stations: Preston Park 1.3 miles, London Road 1.7 miles, Aldrington 2.2 miles



Address

Larkfield Way, BN1



Directions

For directions to this property please contact us.



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- 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



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