



Guide Price

£500,000

Freehold

3x  1x  2x 

Greenfield Crescent, Patcham, BN1

cubitt & west
Helping you move forwards



Main features

- Off road parking plus garage
- Situated opposite the green
- Quirky downstairs bathroom with sauna (not currently in use)
- Fantastic garden with mature borders, tall trees & amazing far reaching views!
- With direct bus routes & easy access to the A27 & A23

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 15'8 x 11'11 (4.78m x 3.63m)
 Dining Room: 11'9 x 10'5 (3.58m x 3.18m)
 Kitchen: 10'11 x 7'9 (3.33m x 2.36m)
 Bedroom 1: 15'8 x 8'9 (4.78m x 2.67m)
 Bedroom 3: 8'11 x 7'1 (2.72m x 2.16m)
 Bathroom

LOWER GROUND FLOOR

Hallway
 Bedroom 2: 12'1 x 9'7 (3.69m x 2.92m)
 Utility Room: 10'11 x 6'2 (3.33m x 1.88m)
 Sauna
 Shower Room

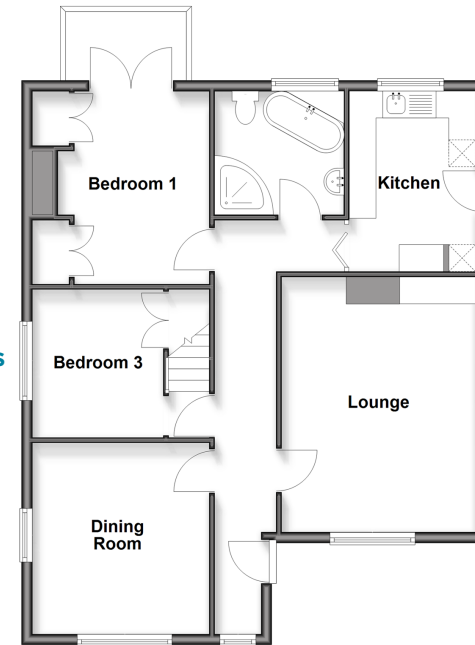
OUTBUILDING

Garage

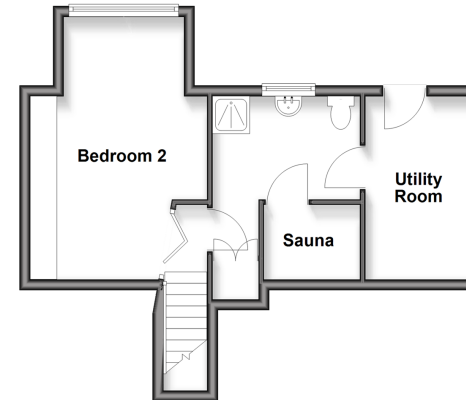
OUTSIDE

Driveway
 Front & Rear Garden

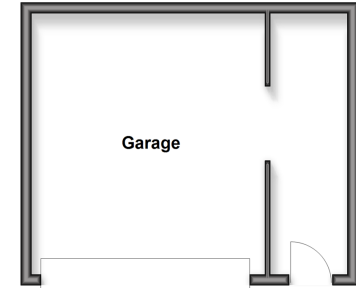
Ground Floor
 Approx. 76.4 sq. metres (822.0 sq. feet)
 (excluding Balcony)



Lower Ground Floor
 Approx. 33.7 sq. metres (363.3 sq. feet)



Outbuilding
 Approx. 28.9 sq. metres (311.2 sq. feet)



Call Patcham - 01273 541934 ■ cubittandwest.co.uk

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



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