

OVER 60?

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



Price

£500,000

Freehold

3x  2x  2x 

Dale Drive, Patcham, BN1

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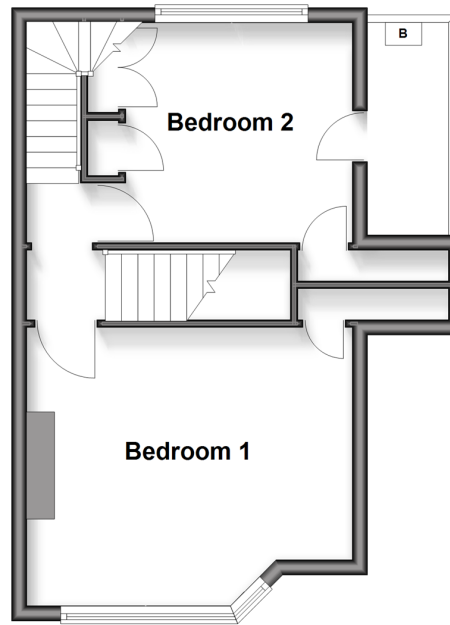
Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



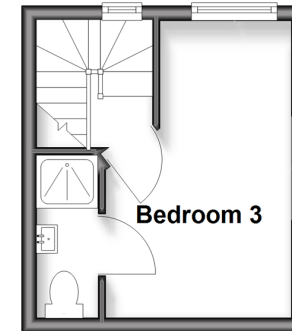
First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Second Floor

Approx. 13.2 sq. metres (141.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'5 x 12'6 (4.40m x 3.81m)

Kitchen : 12'8 x 9'4 (3.86m x 2.85m)

Dining Area: 16'4 x 12'8 (4.98m x 3.86m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 13'10 at widest point x 12'3 at widest point (4.22m x 3.74m)

Bedroom 2: 10'3 x 10'2 (3.13m x 3.10m)

SECOND FLOOR

Landing

Bedroom 3: 13'1 (3.99m) x 8'11 (2.72m) narrowing to 5'6 (1.68m)

En-Suite Shower Room

OUTSIDE

Front & Rear Garden



Main features

- Separate lounge with feature fireplace
- Set over 3 floors, top bedroom with en-suite shower
- Potential to put in a private driveway
- Fantastic, social kitchen and dining area with skylights and island
- Brilliant location with local shops and amenities just a walk down the road and easy access to the A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Carden Primary School 0.4 miles, Balfour Junior School 0.9 miles

Secondary Schools: Patcham High School 0.2 miles, Varndean School 0.7 miles



Transport Information

Train Stations: Preston Park 1.2 miles



Address

Dale Drive, 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



EPC RATING
CURRENT: **D(64)** POTENTIAL: **C(69)**

31703732/20260312/TB1/EBO