



Guide Price
£550,000

Freehold

3x  1x  1x 

**Ladies Mile Road,
Patcham, BN1**

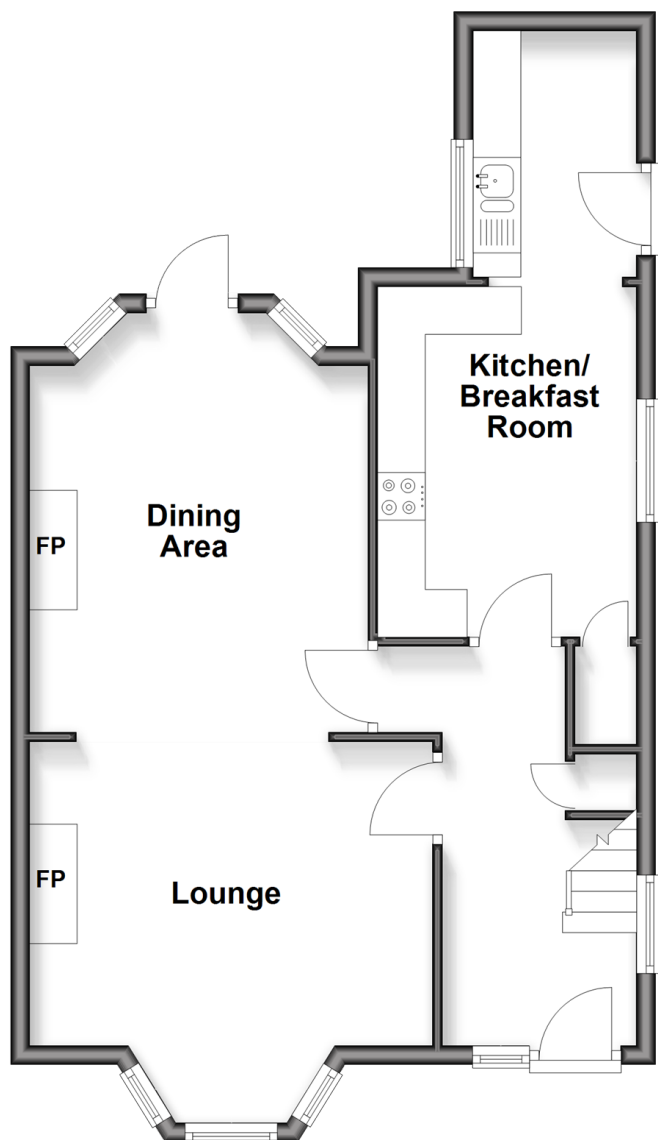
OVER 60?

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

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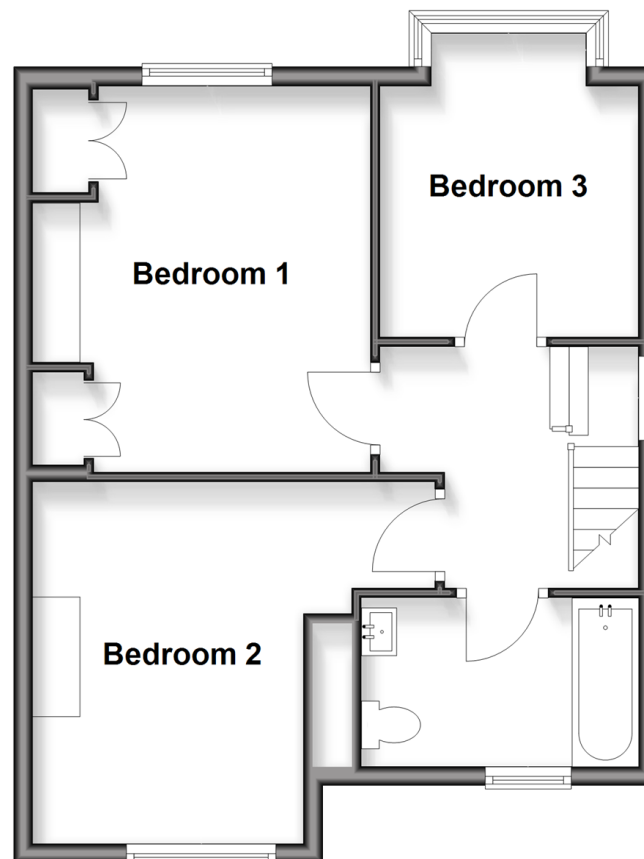
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'9 x 12'5 (4.19m x 3.79m)

Dining Area: 14'9 x 11'9 (4.50m x 3.58m)

Kitchen / Breakfast Room: 20'11 x 8'10
(6.38m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1: 13'9 x 12'5 (4.19m x 3.79m)

Bedroom 2: 12'5 x 11'9 (3.79m x 3.58m)

Bedroom 3: 10'5 x 8'10 (3.18m x 2.69m)

Bathroom

OUTSIDE

Garage

Front & Rear Garden

Summer House



Main features

- Beautiful mock Tudor family home
- Large, open plan lounge / diner with garden access
- Handy off-road parking & large garage to the rear
- Potential for further development (subject to planning permission)
- In walking distance to village shops, on a bus route & direct access to the A27 & A23



Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Carden Primary 1.2 miles, Westdene Primary 1.3 miles
Secondary Schools: Patcham House Special School 0.2 miles, Patcham High School 0.3 miles, Dorothy Stringer High School 1.3 miles



Transport Information

Train Stations: Preston Park 1.5 miles, Falmer 2.3 miles, Brighton 2.4 miles



Address

Ladies Mile Road, Patcham, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](https://www.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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