

**OVER 60?**

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



**Guide Price**

**£550,000**

**Freehold**

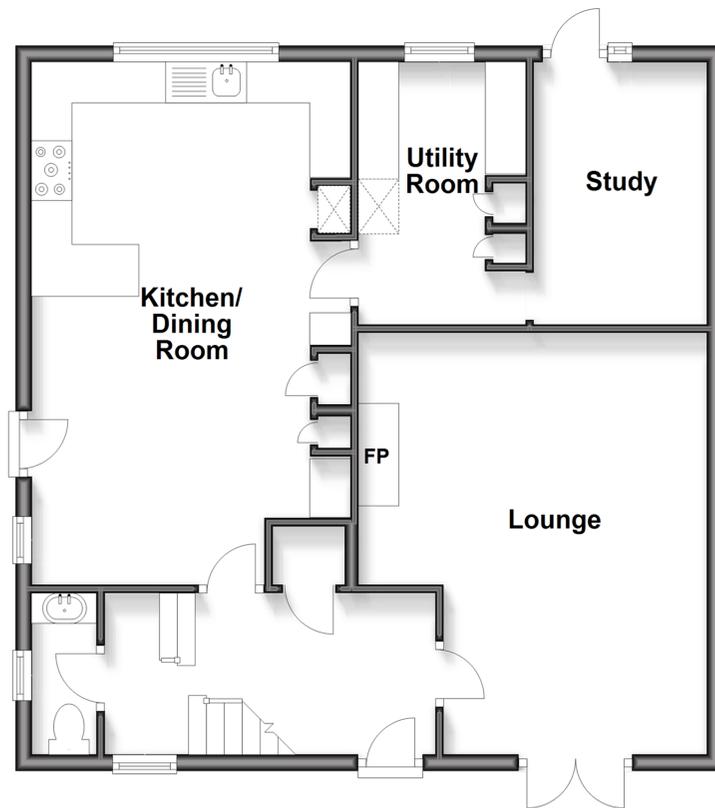
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Carden Hill, Hollingbury, BN1

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Helping you move forwards

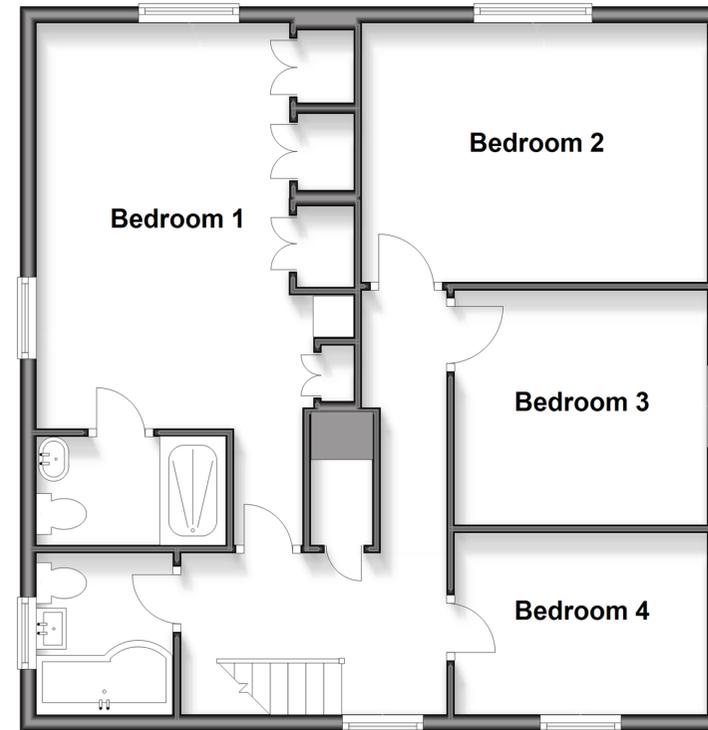
## Ground Floor

Approx. 70.5 sq. metres (759.4 sq. feet)



## First Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



## Accommodation

### Entrance Hall

Lounge: 16'11 x 14'1 (5.16m x 4.30m)

Kitchen / Dining Room: 20'9 x 12'7 (6.33m x 3.84m)

Utility Room: 9'8 x 6'11 (2.95m x 2.11m)

Study: 9'8 x 7'3 (2.95m x 2.21m)

Cloakroom

### Landing

Bedroom 1: 16'4 x 10'6 (4.98m x 3.20m)

En-Suite Shower Room

Bedroom 2: 14'0 x 9'10 (4.27m x 3.00m)

Bedroom 3: 10'4 x 9'4 (3.15m x 2.85m)

Bedroom 4: 10'5 x 7'3 (3.18m x 2.21m)

Bathroom

### OUTSIDE

Self Contained Office

Treatment Room 1: 10'6 x 8'4 (3.20m x 2.54m)

Treatment Room 2: 10'6 x 8'4 (3.20m x 2.54m)

Office Cloakroom

Front & Rear Garden

## FIRST FLOOR



## Main features

- In an elevated position off Carden Hill
- Beautiful kitchen / dining room with integrated 'Miele' appliances
- Chain free!
- Outbuildings with plumbing & electrics, ideal for small business set up or Airbnb (subject to planning permission)
- In walking distance to local amenities & easy access to commuter links of the A27 & A23

## Nearest Schools

Primary Schools: Carden Primary 0.1 miles, Coldean Primary 0.5 miles, Patcham Junior School 0.8 miles  
Secondary Schools: Patcham High School 0.7 miles, Varndean School 1.0 miles, Patcham House Special School 1.0 miles

## Transport Information

Train Stations: Preston Park 2.3 miles, London Road 2.3 miles, Hove 2.8 miles

## Address

Carden Hill, Hollingbury, BN1

## Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](http://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(67) POTENTIAL: C(78)

31707377/20260128/TB1/EBO