



Guide Price
£550,000

Freehold

3x  1x  1x 

**Woodbourne Avenue,
Patcham, BN1**

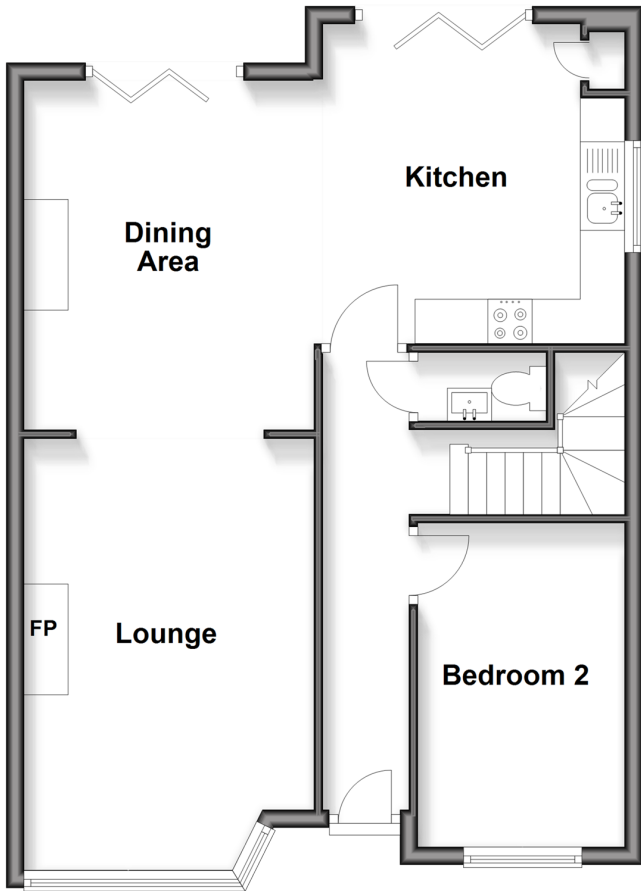
OVER 60?

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

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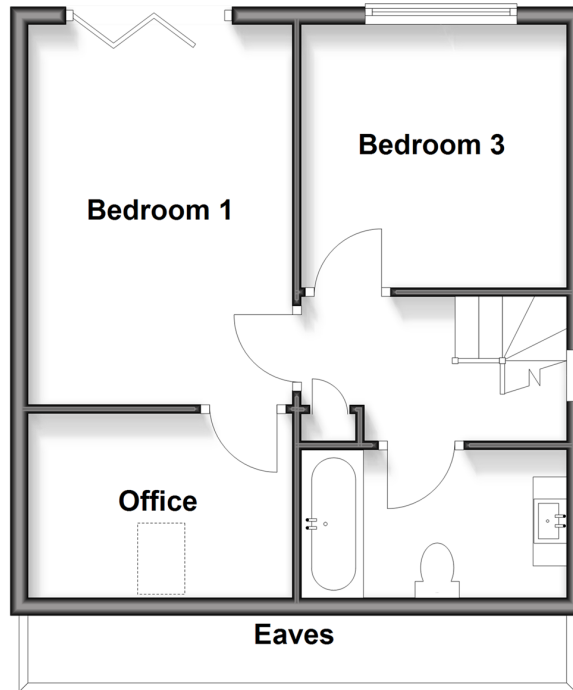
Ground Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'9 x 10'7 (4.50m x 3.23m)

Dining Area: 12'6 x 10'5 (3.81m x 3.18m)

Kitchen: 12'6 x 10'5 (3.81m x 3.18m)

Bedroom 2: 11'8 x 7'6 (3.56m x 2.29m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'2 x 9'7 (4.32m x 2.92m)

Bedroom 3: 9'8 x 9'8 (2.95m x 2.95m)

Office: 9'9 x 9'4 (2.97m x 2.85m)

Bathroom

Eaves

OUTSIDE

Garage

Front & Rear Garden



Main features

- Breathtaking far-reaching views of the downs
- Stunning bedroom 1 with Juliet balcony to views
- Handy downstairs cloakroom & modern family bathroom upstairs
- Generous, open plan lounge / kitchen diner with exposed brick features, log burners & glass rear elevation
- Just off the Ditchling Road with local amenities, bus routes & commuter link to the A27

Nearest Schools

Primary Schools: Balfour Junior School 0.9 miles, Patcham Junior School 1.0 miles, Carden Primary 1.0 miles
Secondary Schools: Vardean School 0.8 miles, Dorothy Stringer High School 0.9 miles, Patcham High School 1.1 miles

Transport Information

Train Stations: Preston Park 1.3 miles, London Road 1.7 miles, Aldrington 2.3 miles

Address

Woodbourne Avenue, Patcham, BN1

Directions

For directions to this property please contact us.



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■ 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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