



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  2x 

**Carden Hill, Hollingbury,  
BN1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Family lounge with views to the garden
- Corner plot garden with patio & large rear & side grass areas
- Bedroom 4 / formal dining room
- Air conditioning & clean air filter
- On popular bus routes within easy access of Ditchling Road & Commuter links of A27 / A23

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'11 x 12'2 (3.94m x 3.71m)

Kitchen: 13'8 x 8'7 (4.17m x 2.62m)

Dining Room / Bedroom 4: 10'5 x 10'0 (3.18m x 3.05m)

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'5 (3.71m x 3.48m)

Bedroom 2: 11'9 x 11'2 (3.58m x 3.41m)

Bedroom 3: 10'4 x 7'10 (3.15m x 2.39m)

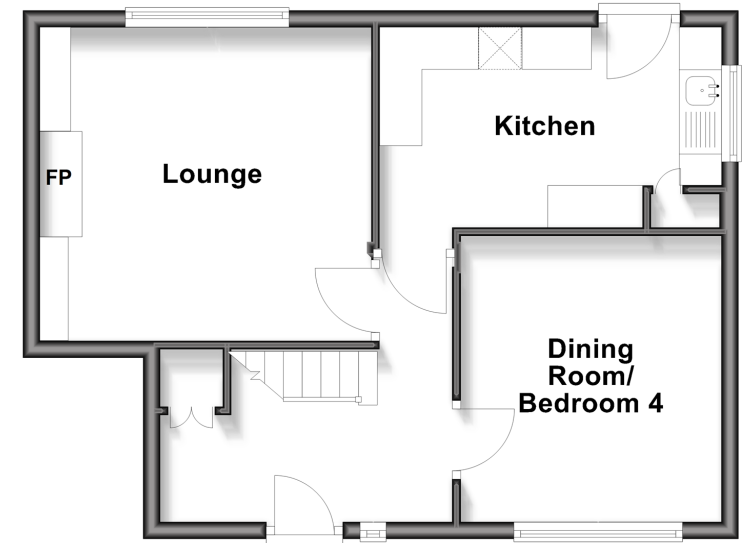
Bathroom

### OUTSIDE

Front, Side & Rear Garden

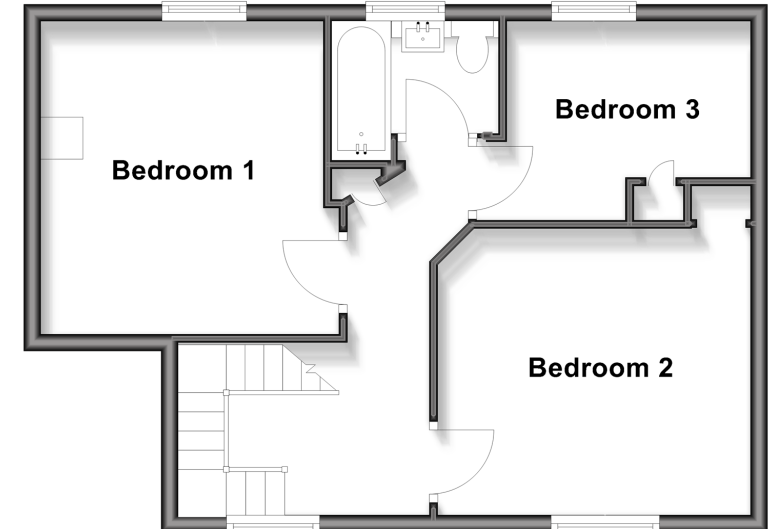
## Ground Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



## First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://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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