



**Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Eldred Avenue,  
Westdene, BN1**

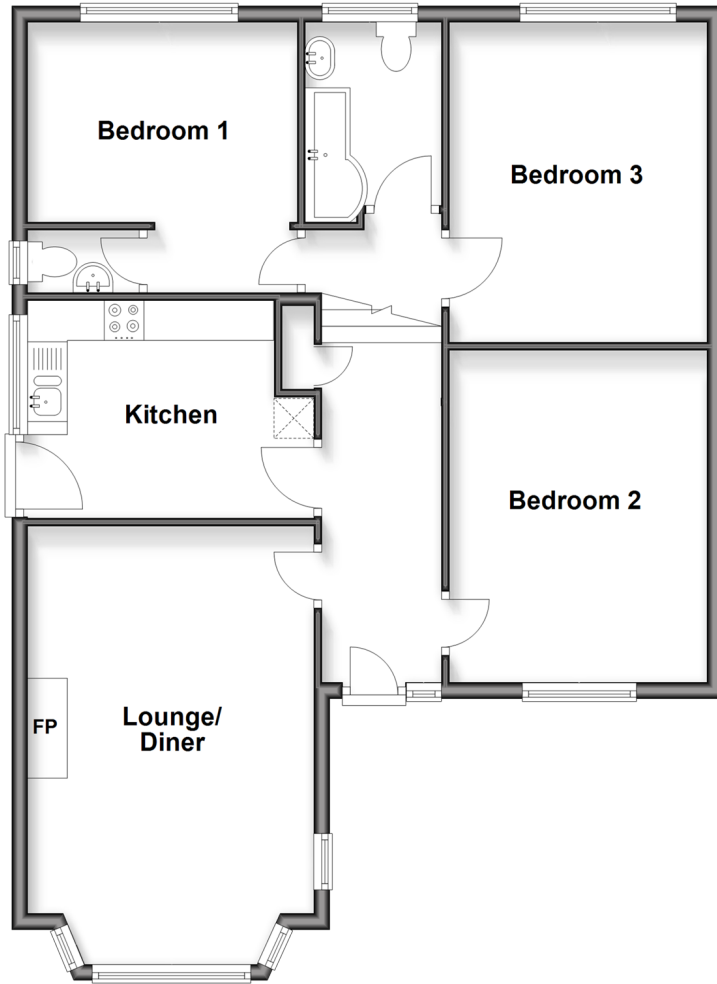
**OVER 60?**

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

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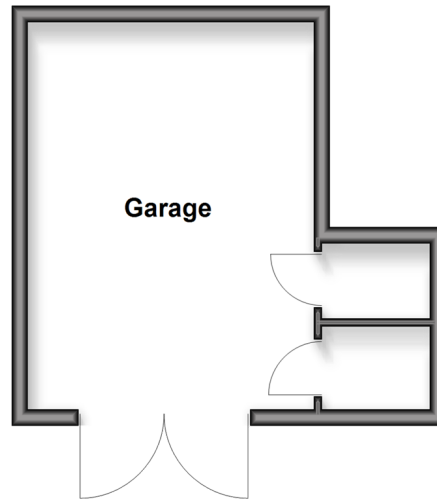
### Split Level Ground Floor

Approx. 82.8 sq. metres (891.0 sq. feet)



### Lower Ground Floor

Approx. 20.5 sq. metres (221.0 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge / Diner: 18'6 x 11'10 (5.64m x 3.61m)

Kitchen: 12'7 x 8'7 (3.84m x 2.62m)

Bedroom 1: 14'4 x 10'7 (4.37m x 3.23m)

Bedroom 2: 12'9 x 10'8 (3.89m x 3.25m)

Bedroom 3: 11'3 x 10'11 (3.43m x 3.33m)

Bathroom

Cloakroom

### LOWER GROUND FLOOR

Garage

### OUTSIDE

Off Road Parking

Front & Rear Garden



## Main features

- Elevated position with a unique 'treehouse' lounge outlook over mature trees
- Split level layout with potential
- Private garden with mature trees and stunning views across Brighton and the South Downs
- Driveway, garage and excellent commuter links (walking distance to the station, easy access to the A27 and A23)
- Chain free!

## Nearest Schools

Primary Schools: Westdene Primary 0.4 miles, St Bernadette's Catholic Primary 0.9 miles, Patcham Junior School 1.0 miles Secondary Schools: Patcham House Special School 0.7 miles, K-BIS Theatre School 1.1 miles, Patcham High School 1.3 miles

## Transport Information

Train Stations: Preston Park 0.9 miles, London Road 2.2 miles, Hove 2.4 miles

## Address

Eldred Avenue, Westdene, 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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