



Guide Price
£750,000

Freehold

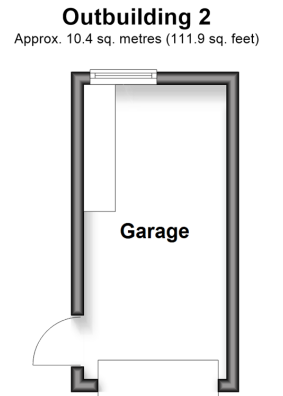
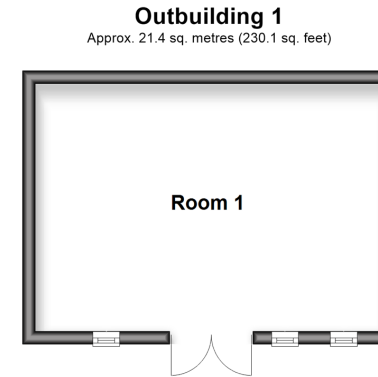
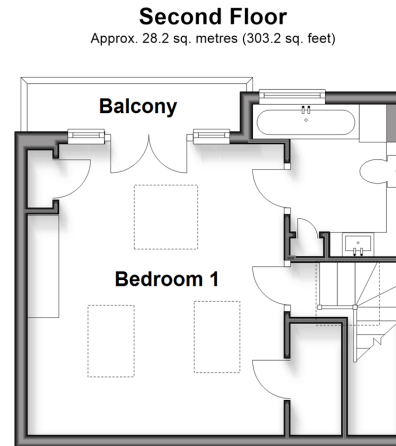
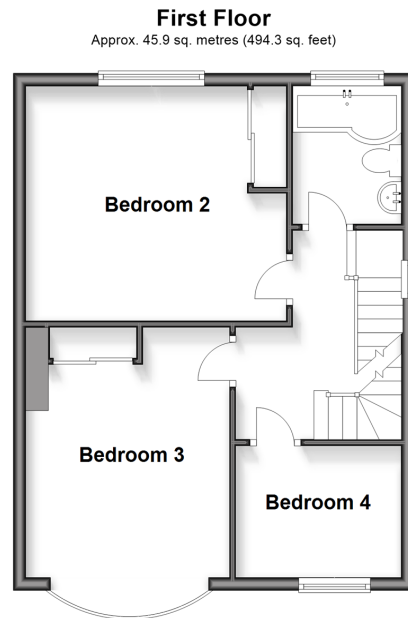
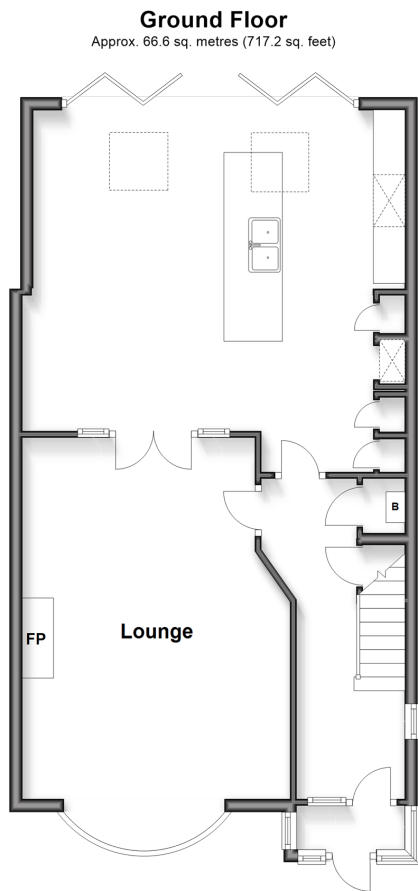
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**Carden Avenue,
Patcham, BN1**

OVER 60?

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

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Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 17'4 x 14'1 (5.29m x 4.30m)

Kitchen / Diner: 19'8 x 19'0 (6.00m x 5.80m)

FIRST FLOOR

Landing

Bedroom 2: 13'5 x 11'9 (4.09m x 3.58m)

Bedroom 3: 14'5 x 10'9 (4.40m x 3.28m)

Bedroom 4: 8'6 x 6'6 (2.59m x 1.98m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 14'1 x 13'1 (4.30m x 3.99m)

En-suite Bathroom

Balcony

OUTBUILDING 1

Room 1

OUTBUILDING 2

Garage

OUTSIDE

Shared Driveway

Front & Rear Gardens

Off Road Parking



Main features

- Vastly extended kitchen / diner with bifolds to the garden
- Separate lounge with feature bay window
- Main bedroom with en-suite bathroom & balcony with seating
- Beautifully landscaped garden & 'man cave' with electric, pool table && bar
- On popular Carden Avenue, with great bus routes & direct access to London Road / A27 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.6 miles, Carden Primary 0.9 miles, Westdene Primary 0.9 miles
Secondary Schools: Patcham High School 0.7 miles, Patcham House Special School 0.7 miles, Dorothy Stringer High School 1.1 miles



Transport Information

Train Stations: Preston Park 1.2 miles, Aldrington 2.1 miles, Falmer 2.2 miles



Address

Carden Avenue, Patcham, BN1



Directions

For directions to this property please contact us.



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■ 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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