



Guide Price
£350,000

Freehold

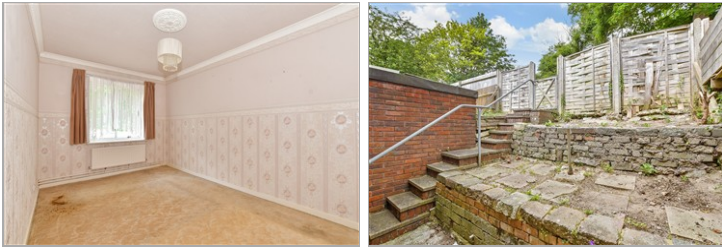
3x  1x  1x 

**Patchdean, Patcham,
BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- End of Chain
- A brilliant investment for letting (subject to application)
- Lovely downstairs living space for entertaining
- A perfect family home with potential to put your own stamp on
- Great location, close to public transport and local shops

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 14'5 x 11'3 (4.40m x 3.43m)

Kitchen / Dining Room: 14'7 (4.45m) narrowing to 8'9 (2.67m) x 11'7 (3.53m)

Storage: 7'3 x 3'7 (2.21m x 1.09m)

Cloakroom

FIRST FLOOR

Bedroom 1: 13'8 x 8'8 (4.17m x 2.64m)

Bedroom 2: 12'10 x 8'7 (3.91m x 2.62m)

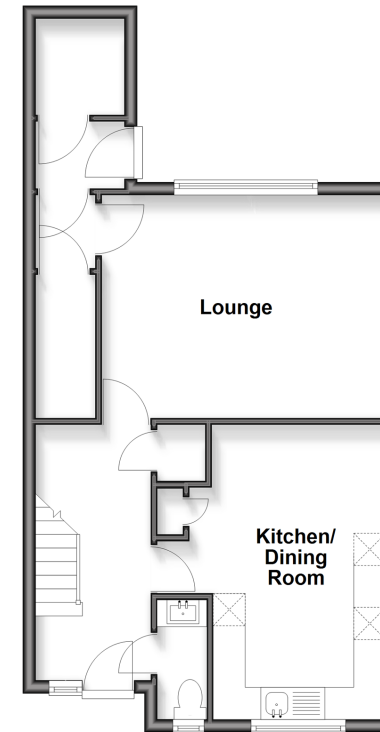
Bedroom 3: 9'8 x 8'8 (2.95m x 2.64m)

OUTSIDE

Front & Rear Garden

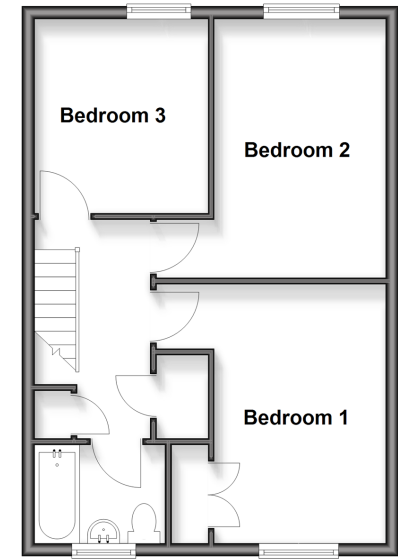
Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Call Patcham - 01273 541934 ■ 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



31707756/20260714/TB1/ZC