



Guide Price
£800,000

Freehold

4x  2x  1x 

**Braypool Lane,
Patcham, BN1**

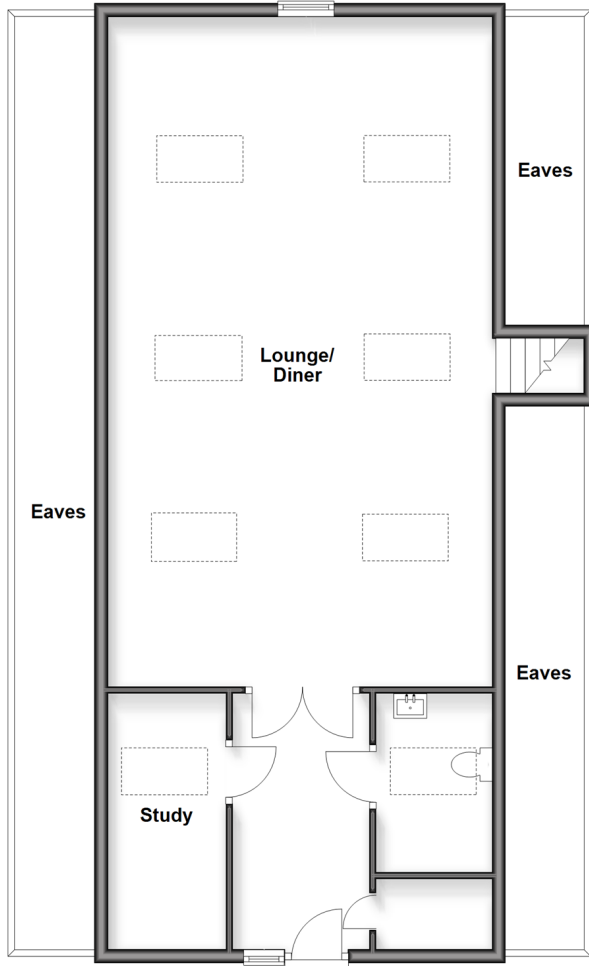
OVER 60?

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

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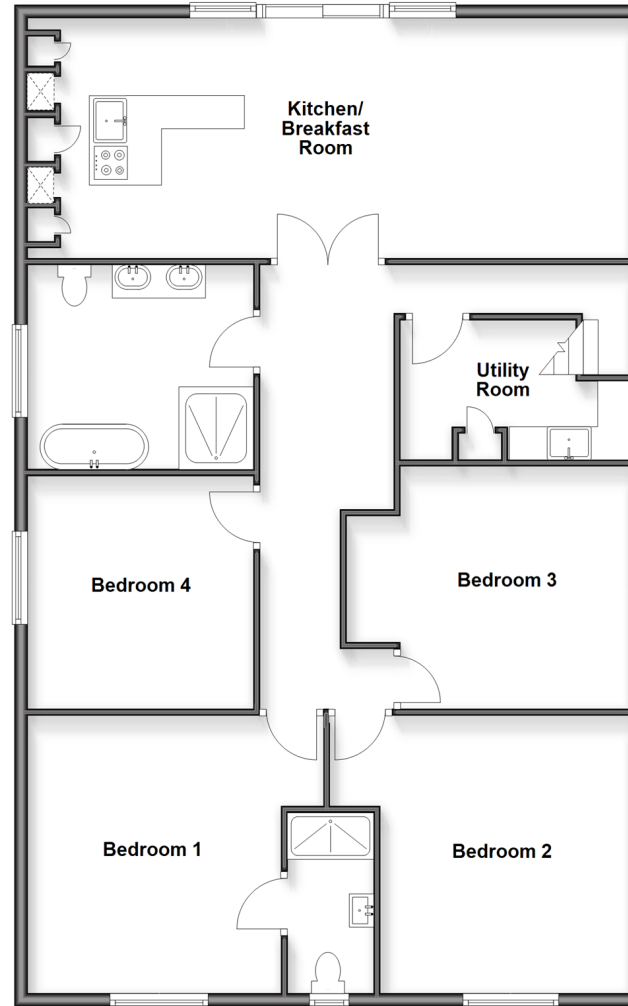
Ground Floor

Approx. 82.7 sq. metres (890.3 sq. feet)



Lower Ground Floor

Approx. 133.7 sq. metres (1439.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge / Diner: 33'5 x 19'4 (10.19m x 5.90m)

Study: 13'7 x 5'9 (4.14m x 1.75m)

Cloakroom

LOWER GROUND FLOOR

Hallway

Kitchen / Breakfast Room: 29'11 x 11'11 (9.12m x 3.63m)

Utility Room: 11'4 x 6'11 (3.46m x 2.11m)

Bedroom 1: 15'0 x 13'7 (4.58m x 4.14m)

En-Suite Shower Room

Bedroom 2: 14'11 x 13'7 (4.55m x 4.14m)

Bedroom 3: 14'0 x 11'7 (4.27m x 3.53m)

Bedroom 4: 11'7 x 11'6 (3.53m x 3.51m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Stunning family bathroom with shower and freestanding bath
- Main bedroom with stylish en-suite shower room
- Generous open plan kitchen / diner
- Potential to combine your family home with a thriving business set on 2 levels
- State of the art property with gas fed underfloor heating, 'Madrix' smart control computer lighting and eco friendly water cylinder



Nearest Schools

Primary Schools: Patcham Junior School 1.1 miles, Aldrington CofE Primary 2.0 miles, Coldean Primary 2.0 miles Secondary Schools: Patcham House Special School 1.1 miles, Patcham High School 1.2 miles, Hove Park School and Sixth Form Centre 2.2 miles



Transport Information

Train Stations: Preston Park 2.4 miles, Brighton 2.9 miles, Portslade 3.1 miles



Address

Braypool Lane, 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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