



13 Warmdene Close, Patcham, Brighton, BN1 8LB

Spencer
& Leigh

13 Warmdene Close, Patcham
Brighton, BN1 8LB

Guide Price £375,000 - £400,000 Freehold

- Spacious semi detached home
- Two double bedrooms
- 23' Dual aspect living/dining room
- Ground floor cloakroom
- Modern fitted kitchen
- Separate utility room
- Well presented throughout
- Rear garden with raised deck & lawn areas
- Quiet cul-de-sac location
- Viewing highly recommended

GUIDE PRICE £375,000 - £400,000

This well-presented & spacious semi-detached family home features two double bedrooms and a 23' dual aspect lounge/dining room. With credentials like this, it is certainly not one to be missed! Unusually there is a ground floor cloakroom and separate utility room in addition to a modern fitted kitchen. At the first floor level, there are two spacious double bedrooms and a white modern bathroom suite/WC. Outside the rear garden has been the subject of much improvement during our vendor's ownership and now features a raised deck area that leads to a gently sloping lawn. Exclusive to Spencer & Leigh. Viewing is highly recommended.



Warmdene Close is a much sought after location situated near to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Matalan, Pets at Home and Asda Superstore.



Entrance
 Entrance Hallway
 Living/Dining Room
 23'5 x 12'0
 Kitchen
 8'5 x 7'6
 Utility Room
 11'8 x 4'0
 G/F Cloakroom W/C
 Stairs rising to First Floor

Bedroom
 15'3 x 11'6
 Bedroom
 9'1 x 8'5

Family Bathroom
 OUTSIDE

Rear Garden

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



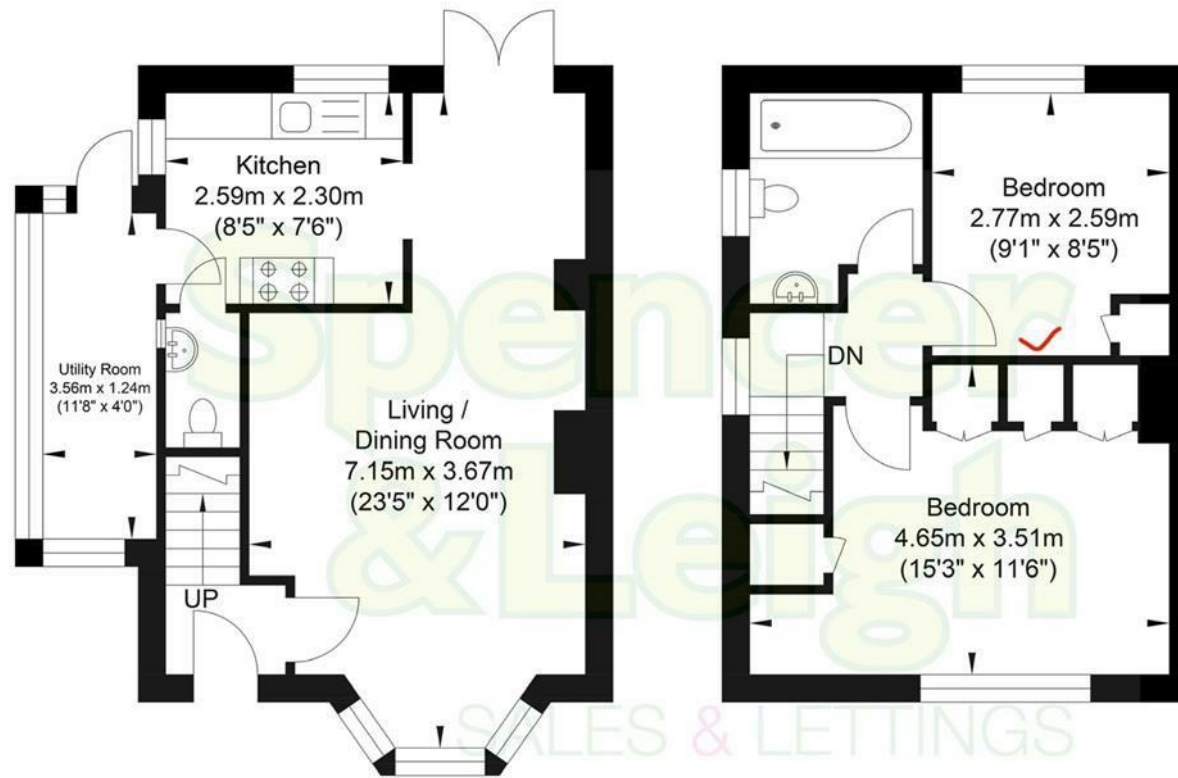
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Warmdene Close



Ground Floor
Approximate Floor Area
377.70 sq ft
(35.09 sq m)

First Floor
Approximate Floor Area
313.01 sq ft
(29.08 sq m)

Approximate Gross Internal Area = 64.17 sq m / 690.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.