

7 Wilmington Parade, Patcham, Brighton, BN1 8JJ

Spencer  
& Leigh



## 7 Wilmington Parade, Patcham, Brighton, BN1 8JJ

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

- Purpose built apartment with private gardens & garage
- Private street entrance with secure entry system
- Private front door to spacious entrance hall
- 30' Living room with media unit and built in storage
- Modern grey painted fitted kitchen
- Three double bedrooms
- Modern bathroom with shower
- Large rear garden & patio
- Private single garage & private parking space
- Larger than most neighbouring bungalows!

GUIDE PRICE £375,000 - £400,000

This delightful purpose built apartment with its own private entrance, large garden & garage is not one to be missed. Larger than most bungalows you will be amazed at the spacious living rooms and bedrooms on offer.

You approach the property via secure gated entrance from the street, with private parking for one vehicle., from here your eyes are drawn towards a large lawned garden and patio with mature shrubs exclusive to this apartment. A private front door leads you into the apartment with a spacious entrance hall with wooden flooring.

Spanning the front of the property with elevated views is the 30' living room with plenty of space for sofa's and to dine with a table and chairs. At one end there is built in storage cupboards and open shelving to display your treasured ornaments and media equipment.

There is a spacious kitchen with grey painted modern fitted units and built in cooking appliances.

All three of the bedrooms are spacious and light with plenty of room for storage/wardrobe cupboards.

The bathroom is equipped with a white modern suite including a separate shower & WC.

Outside there is plenty of room to entertain within the pleasant gardens & patio.

Exclusive to Spencer & Leigh, viewing highly recommended.



Wilmington Parade is a sought after residential road in Patcham within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms and the vibrant Fiveways with its boutique shops and bars. Hollingbury golf course, Withdean Park and Vardean College are all close by.



Gated Entrance

Private Garden and Patio

Entrance

Entrance Hallway

Diner/Reception Room  
30'6 x 11'9

Kitchen  
10'9 x 10'5

Bedroom  
15'5 x 9'10

Bedroom  
14'9 x 12'1

Bedroom  
10'5 x 6'10

Family Bath/Shower Room

OUTSIDE

Garage  
10'5 x 8'6

Property Information

85 years remaining on lease

Ground Rent - £125.00 p/a

Service Charge - 17.5% towards any works carried out

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, off road parking and un-restricted on street parking

Broadband: Standard 15 Mbps Superfast 80 Mbps & Ultrafast 1000

Mpbs 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.

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Council:- BHCC  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Wilmington Parade



First Floor  
Approximate Floor Area  
1208.78 sq ft  
(112.30 sq m)

Approximate Gross Internal Area = 112.30 sq m / 1208.78 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.