

**Spencer
& Leigh**



81 Wilmington Way, Patcham, Brighton, BN1 8JG

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Guide Price £500,000 - £550,000 Freehold

- Extended semi detached family home
- Three bedrooms and a boarded loft space
- Modern fitted kitchen
- Two spacious reception rooms
- Well presented throughout
- G/f cloakroom/WC and F/f family bathroom
- Landscaped rear garden
- Shared driveway and Garage
- Internal inspection highly recommended
- Popular residential location with good access to amenities and travel links

GUIDE PRICE £500,000 to £550,000

Introducing a charming and well-maintained extended semi-detached family home set in the sought-after area of Patcham. This delightful property offers a beautifully landscaped garden, and a convenient garage, making it perfect for modern family living.

As you step inside, you'll be greeted by a spacious entrance hall that provides a warm welcome and ample room for shoes and coats. To the left, the formal living room invites you in with its generous proportions and a bay fronted window that bathes the space in natural light. The rear extension boasts a modern fitted kitchen that impresses with plentiful wall and base storage, abundant countertop space, and integrated appliances that include oven and microwave, fridge freezer, dishwasher and washing machine. This room flows seamlessly into the sitting room with vaulted ceilings and a pleasant view of the rear garden. Completing the ground floor is a useful cloakroom/WC.

Ascend the staircase to discover two inviting double bedrooms and a bright, spacious single bedroom, all serviced by a generously sized family bathroom. The boarded loft space above presents exciting potential for conversion (subject to planning permission) or serves as superb additional storage.

Step outside to experience the true gem of this property: a landscaped rear garden featuring multiple raised patio and lawn areas. Thoughtfully divided into intimate sections, the garden offers serene spots for relaxation and enjoyment during the warm summer months. To the front, a shared driveway provides access to a practical garage.

This enchanting home truly embodies comfort, style, and a wonderful opportunity for family living in one of Patcham's most desirable locations.



Wilmington Way 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 are only half a mile away.



Entrance
 Entrance Hallway
 Sitting Room
 13'11 x 12'11
 Kitchen/Dining Room
 18'6 x 11'11
 Living room
 11' x 10'7
 G/f Cloakroom
 Stairs rising to First Floor
 Bedroom
 13'2 x 11'9
 Bedroom
 12'7 x 11'9
 Bedroom
 7'2 x 6'9
 Family Bathroom
 Boarded Loft
 14'10 x 13'6
 OUTSIDE
 Rear Garden
 Garage
 14'10 x 8'1


Property Information
 Council Tax Band D: £2,455.79 2025/2026
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Shared Driveway and un-restricted on street parking
 Broadband: Standard 8 Mbps, Superfast 77 Mbps, Ultrafast 1800 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.

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Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	54	
(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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Approximate Gross Internal Area (Excluding Garage) = 127.66 sq m / 1374.1 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.