

Spencer  
& Leigh



137 Wilmington Way, Patcham, Brighton, BN1 8JF



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Brighton, BN1 8JF

Guide Price £450,000 - £475,000 Freehold

- Extended family home
- Three bedrooms and a useful attic room
- Well presented throughout
- 16' Living room and 9' separate dining room
- Modern fitted kitchen
- Beautiful fitted bathroom suite with bath and walk in shower cubicle
- Impressive views of the South Downs
- 18' x 17' Double garage/workshop
- Pretty rear garden with lawn and a raised decked terrace
- No onward chain

GUIDE PRICE £450,000 - £475,000

This extended family home is situated in a prominent position within one of Patcham's more popular roads. The accommodation is arranged over three floors and presented in good condition throughout, and benefits from beautiful far-reaching views toward the Downs. On the ground floor, there is a spacious lounge and a separate dining room which leads through to a modern fitted kitchen. The first floor comprises three good-sized bedrooms and a family bathroom with a separate W.C. The attic space has been converted and is now home to a versatile loft room currently used as a fourth bedroom. The tiered rear garden has a north-westerly aspect and allows access to the extended double garage/workshop, which is approached via a small private road. Being a family-oriented area ensures that popular local schools and amenities, including a comprehensive bus service, are within walking distance. No ongoing chain.



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  
Living Room  
16' x 11'10  
Dining Room  
9'9 x 9'9  
Kitchen  
11'6 x 9'10  
Stairs rising to First Floor  
Bedroom  
13'1 x 11'10  
Bedroom  
11'10 x 9'11  
Bedroom  
8'9 x 6'5  
Family Bath/Shower Room  
Separate Cloakroom  
Stairs rising to Second Floor  
Loft Room  
17'11 x 10'7  
OUTSIDE  
Rear Garden  
Garage  
18'2 x 17'4  
Property Information  
Council Tax Band C: £2,078.28 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Garage and un-restricted on street parking  
Broadband: Standard 7 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)  
Mobile: Fair/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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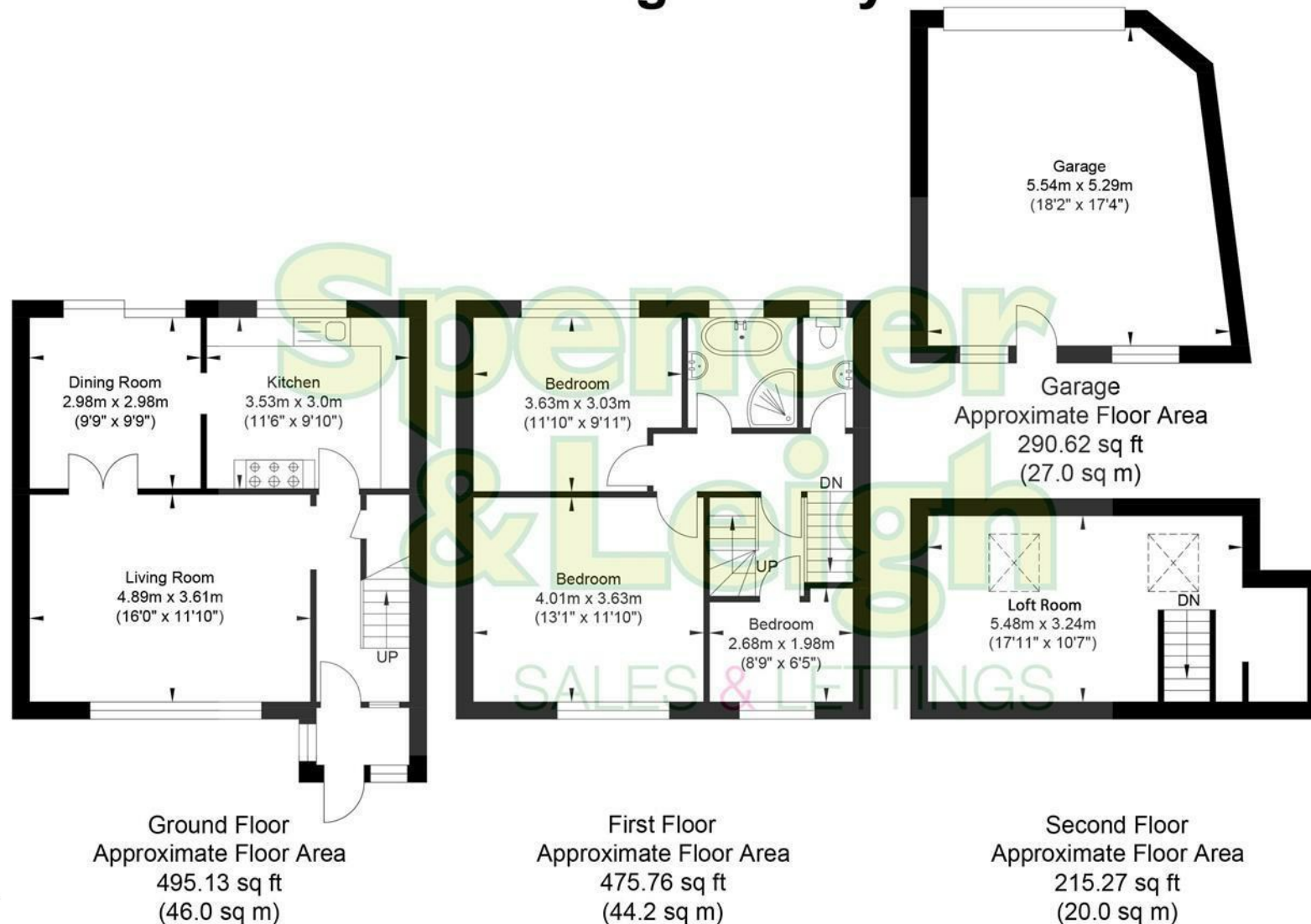
Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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# Wilmington Way



Approximate Gross Internal Area (Excluding Garage) = 110.2 sq m / 1186.16 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.