

Spencer
& Leigh



12 Warmdene Road, Patcham, Brighton, BN1 8NL



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Brighton, BN1 8NL

Offers In Excess Of £375,000 - Freehold

- Semi detached bungalow
- Two double bedrooms
- Scope to modernise, improve and extend STNC
- Lounge with feature bay window
- Functional kitchen, potential to update
- Functional white bathroom, again with scope to improve
- Good size front and rear gardens
- No ongoing chain
- Double glazing and gas central heating
- Exclusive to Spencer & Leigh

Offered For Sale with no ongoing chain is this semi detached bungalow offering scope to modernise, extend and improve subject to the necessary consents. This attractive double fronted home features two double bedrooms, a separate living room with feature bay window, separate kitchen and bathroom, both of which are functionable but would benefit from modernisation. The property has fenced boundaries and good size front and rear gardens. Further benefits include double glazing and gas fired central heating. Neighbouring homes have extended into the loft space creating potential additional bedrooms/En-suite facilities. Viewing is highly recommended to fully appreciate this great home, which is exclusive to Spencer & Leigh.



Warmdene Road 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, Pets at Home, Matalan and Asda Superstore.



Entrance
Entrance Hallway
Living Room
13'11 x 12'3
Kitchen
10'9 x 9'1
Bedroom
14' x 9'1
Bedroom
12'2 x 11'1
Family Bathroom
OUTSIDE
Rear Garden
Property Information
Council Tax Band D: £2,455.79 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on-street parking
Broadband: Standard 13 Mbps, Superfast 80 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.

t: 01273 565566
w: www.spencerandleigh.co.uk

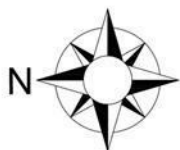
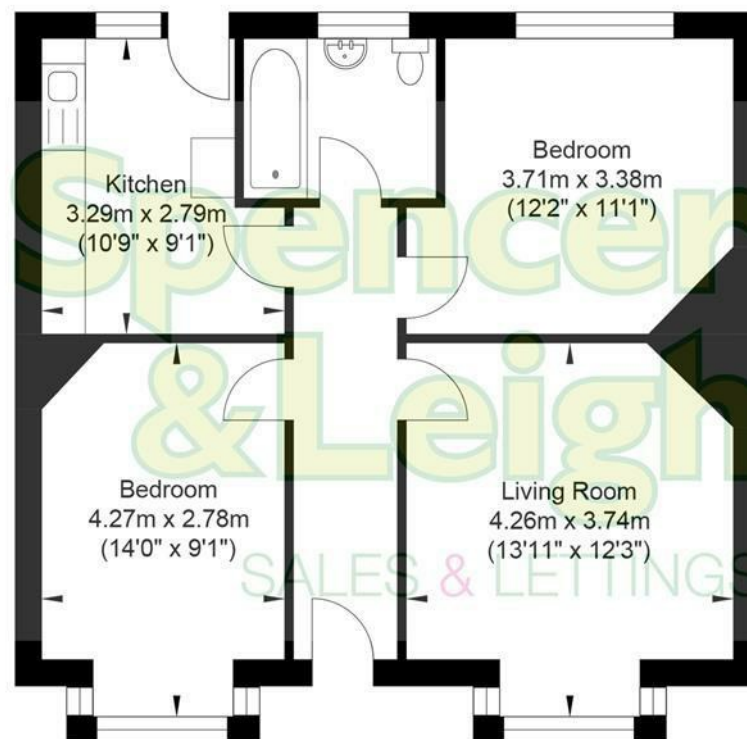


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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 Road



Ground Floor
Approximate Floor Area
626.89 sq ft
(58.24 sq m)

Approximate Gross Internal Area = 58.24 sq m / 626.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.