



## 81 Wilmington Way, Brighton, BN1 8JG

Guide price £550,000 Freehold

3 BEDROOM SEMI-DETACHED FAMILY HOME situated in this popular & convenient location. Some of the property highlights include; the MODERN fitted kitchen/dining room, GARAGE, 2 reception rooms, boarded loft space & PRIVATE REAR GARDEN. Viewings are highly recommended. Energy Rating: E54 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

#### **Porch**

uPVC double glazed window to front & side, door to:

#### **Entrance Hall**

uPVC double glazed window with frosted glass to side, wood effect flooring, stairs rising to first floor, understairs storage cupboard, radiator, wall mounted heating thermostat, coved ceiling, doors to lounge & kitchen/dining room, door to:

#### **W.C.**

Low level close coupled W.C. with push button flush, wash hand basin with mixer tap, radiator, tiled floor, uPVC double glazed window to side with frosted glass.

#### **Lounge**

uPVC double glazed bay window to front, radiator, feature fireplace with tiled hearth, coved ceiling.

#### **Kitchen/Dining Room**

Range of wall, base & drawer units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Lamona' induction hob with stainless steel cooker hood over, integrated eye level 'Lamona' oven, integrated microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, under cabinet lighting, peninsula, glass splashback, wood effect flooring, radiator, uPVC double glazed windows with frosted glass to side & rear, large opening to:

#### **Sitting Room**

uPVC double glazed windows to side & rear, 2 x Velux windows, recessed spotlights, wood effect flooring, uPVC double glazed sliding doors to rear leading to rear garden.

#### **First Floor Landing**

uPVC double glazed window to side with frosted glass, hatch to boarded loft space, built in storage cupboard, doors to all rooms.

#### **Bathroom**

Panelled bath with hot & cold taps, wall mounted 'Triton' shower unit over, glass shower screen, low level close coupled W.C., pedestal wash hand basin with hot & cold taps, ladder style heated towel rail, built in storage cupboard housing hot water tank, recessed shelving, recessed spotlights, tiled flooring, part tiled walls, uPVC double glazed windows with frosted glass to side & rear.

#### **Bedroom**

uPVC double glazed window to rear overlooking rear garden, radiator, coved ceiling, range of built in wardrobes, built in storage cupboard with slatted shelving.

#### **Bedroom**

uPVC double glazed bay window to front, radiator, coved ceiling.

#### **Bedroom**

uPVC double glazed window to front, radiator, coved ceiling.

#### **Outside**

##### **Rear Garden**

Patio seating area with steps up to a lawned section, hardstand for shed, gate to side, enclosed by timber fencing, variety of flowering shrubs.

##### **Garage**

Up & over door.

#### **Total approx floor area**

123.1 sq.m (1,325 sq.ft)

#### **Council tax band D**

#### **V2**

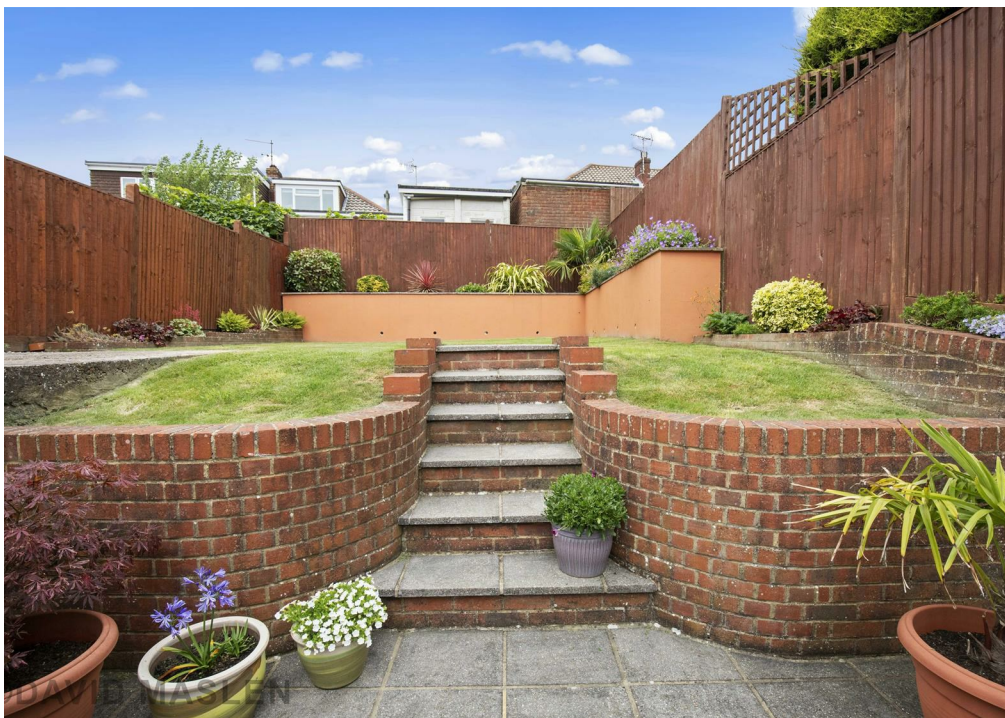
*What the owner says:*

*" We have lived here for nearly 29 years and thoroughly enjoyed all the amenities that Patcham has to offer. We are close (but not too close) to schools and bus routes into town. Stores like Asda, M+S, Matalan and Argos are only 2 minutes drive away as is access to the A23 and A27.*

*The great room sizes really attracted us to the house and it is very bright and homely.*

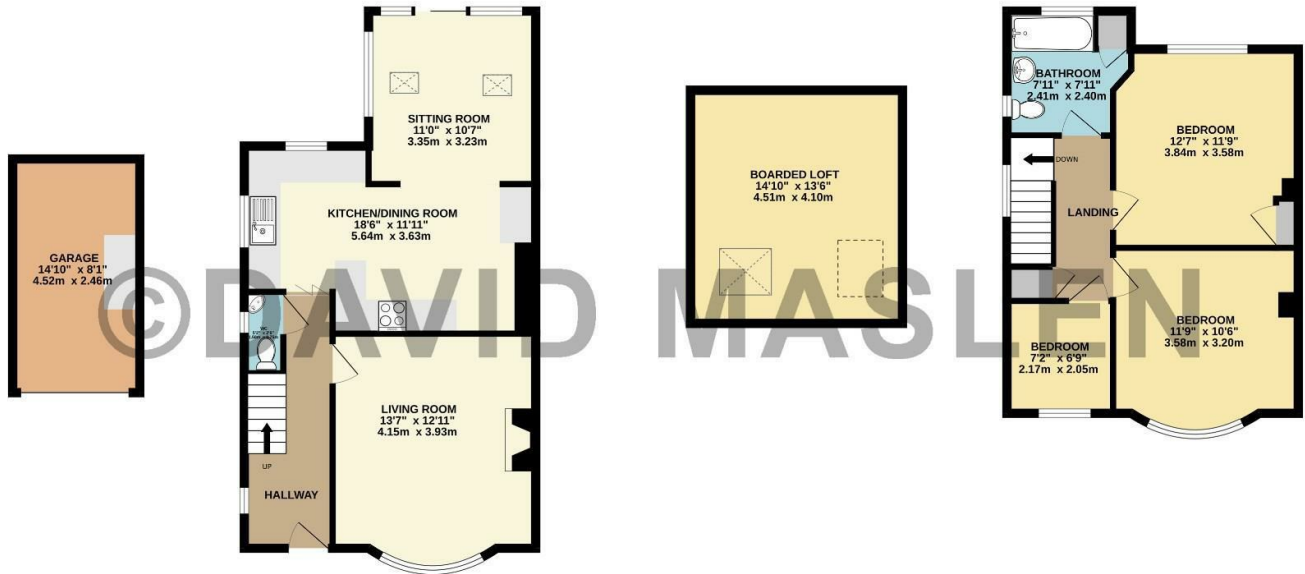
*Over the years we have enjoyed renovating every room and will be sorry to leave.*

*The boarded loft space has also proved to be very useful."*



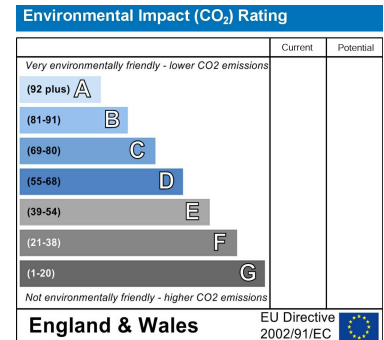
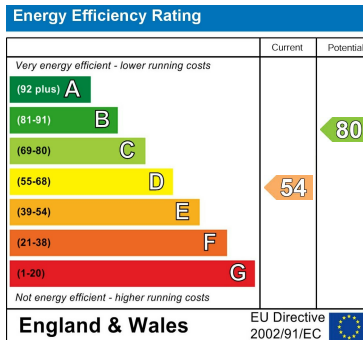
GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT**

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