

# Warmdene Avenue

## Brighton

**LEX**TONS / SALES  
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## About the property

Welcome to Warmdene Avenue, Brighton - a charming location for this delightful 3-bedroom semi-detached house! Situated in a highly sought-after family neighbourhood, this property presents a fantastic opportunity for those with a vision to create their dream home.

Although in need of modernisation, this house offers incredible potential to be transformed into a stunning, contemporary residence. Imagine the possibilities and let your creativity run wild as you envision the future of this promising property. Don't miss out on the chance to make this house your own and turn it into the home you've always dreamed of in this wonderful Brighton neighbourhood.

This property is situated in a vibrant family-friendly area, close to excellent schools, parks, and local amenities. With easy access to transport links, it is the perfect location for both commuting professionals and growing families.

With so much potential and a prime location, this home is a must-see for anyone looking to invest in their future. Don't miss the chance to make it your own!

# Warmdene Avenue Brighton

£425,000



3

BEDROOM

2

RECEPTION

1

BATHROOM





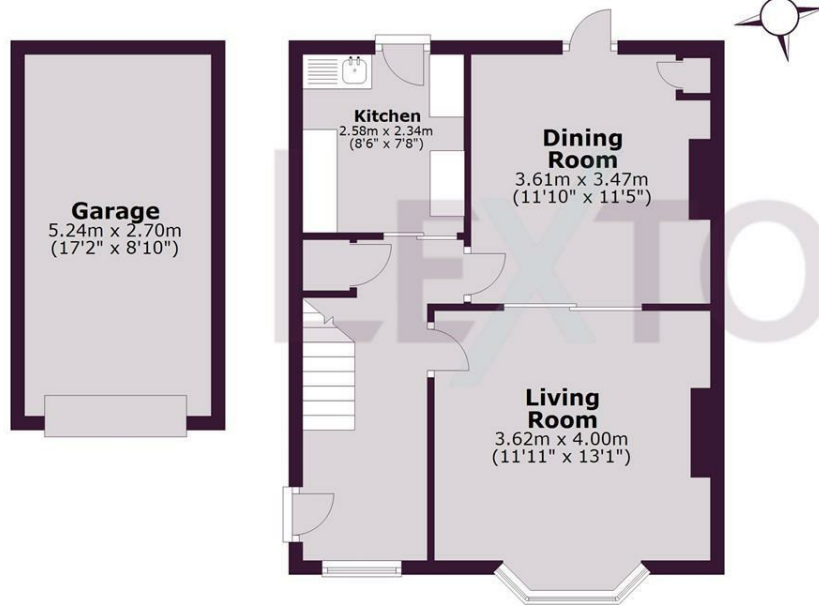


SCAN HERE TO OFFER ON THIS PROPERTY



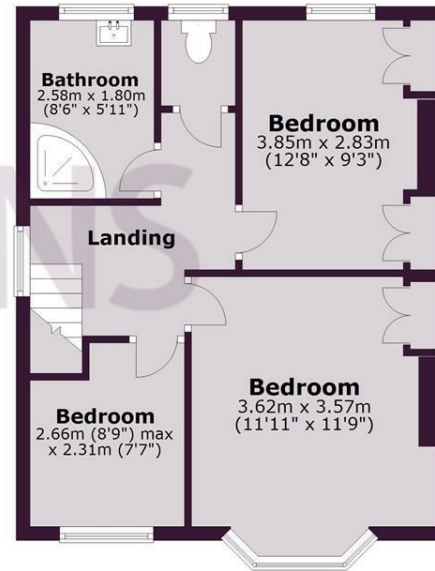
### Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



### First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 101.3 sq. metres (1090.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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	