



WEATHERILL
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3 Warmdene Close Brighton BN1 8LB

A BEAUTIFULLY PRESENTED AND EXTENDED semi-detached family home with many benefits including a 100FT WEST FACING REAR GARDEN, a master bedroom with en-suite shower room, fantastic westerly views from the upper floors and being located close to green spaces, local shops and bus services as well as good local schools within Brighton's ever popular Patcham area.



Offers In Excess Of £475,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 4 BEDROOMS, AN EN-SUITE SHOWER ROOM ADJACENT TO BEDROOM 1, A FANTASTIC FAMILY BATHROOM, SPACIOUS LANDING AND STAIRWELL AREAS, GOOD SIZED LOUNGE/DINING ROOM AND A SEMI-OPEN PLAN KITCHEN ARRANGEMENT. Note of interest, there has previously been planning permission for a ground floor single storey rear extension - planning record BH2023/00547.

In terms of OUTSIDE SPACE, the property has a front garden with side access and a SIZEABLE 100FT WEST FACING REAR GARDEN. The property is in STUNNING DECORATIVE ORDER THROUGHOUT, has spectacular westerly views from the upper floors and is EXTREMELY WELL LOCATED close to numerous good schools, green spaces, local shops and is less than a mile from the M&S Food Halls. Bus services pass by providing direct access into Brighton City centre and surrounding areas.

- A VERY LARGE & VERSATILE, EXTENDED FAMILY HOME
- 3 FLOORS OF ACCOMMODATION
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- A GOOD SIZED LIVING AREA

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR

Approximate Gross Internal Area
36.40 sq m / 391.80 sq ft

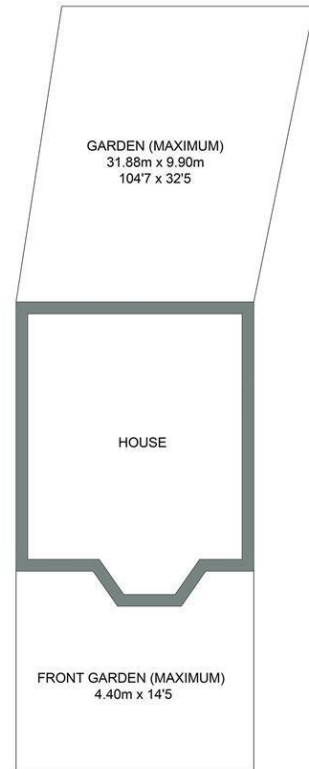
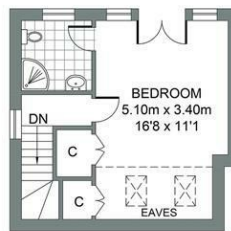
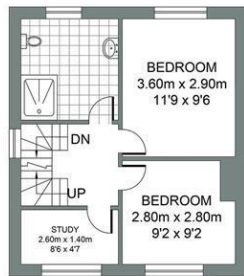
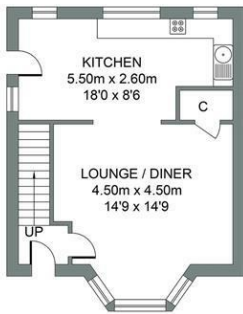
FIRST FLOOR

Approximate Gross Internal Area
34.65 sq m / 372.96 sq ft

SECOND FLOOR

Approximate Gross Internal Area
26.37 sq m / 283.84 sq ft

SITE PLAN



WARMDENE CLOSE

Total Area : 97.42m² = 1048.62ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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