



Warnham Rise

Brighton, BN1 8DF

Guide price £525,000 to £550,000



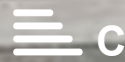
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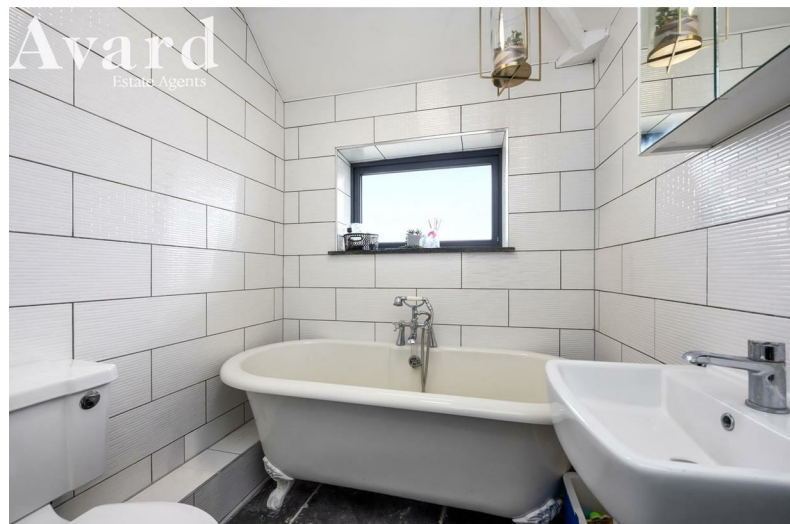


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Warnham Rise, Brighton, BN1 8DF



Nestled in the desirable Warnham Rise, Brighton, this immaculately presented extended semi-detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,507 square feet, the property boasts four well-proportioned bedrooms and a versatile layout that can easily accommodate a growing family.

Upon entering, you are greeted by a spacious entrance hall, providing ample room for shoes and coats, along with a convenient storage cupboard under the stairs. The heart of the home is the fully upgraded kitchen breakfast room, featuring integrated appliances, a stylish island, and generous space for a six to eight-seater dining table, making it ideal for family gatherings. The open-plan living room, adorned with a decorative log burner, offers a warm and inviting atmosphere, perfect for relaxation.

The ground floor also includes a secondary reception room, which currently serves as a utility space and wet room. This area presents an exciting opportunity for conversion into a self-contained annex, subject to the necessary consents, providing additional living space or potential rental income.

Upstairs, you will find four comfortable bedrooms, all serviced by a modern family bathroom complete with a luxurious freestanding bathtub, ensuring a tranquil retreat for all family members.

Outside, the property features an attractive rear garden, primarily laid to patio with a lawn area, perfect for outdoor entertaining or children's play. The front garden is private and screened from the road, complemented by a separate driveway that accommodates multiple vehicles.

Located in the sought-after Patcham district, this home is conveniently close to local amenities, with a bus stop just a short stroll away, providing easy access to Brighton city centre and Preston Park mainline station. For those who prefer to drive, the A23 and A27 are within easy reach, connecting you to Sussex and beyond.



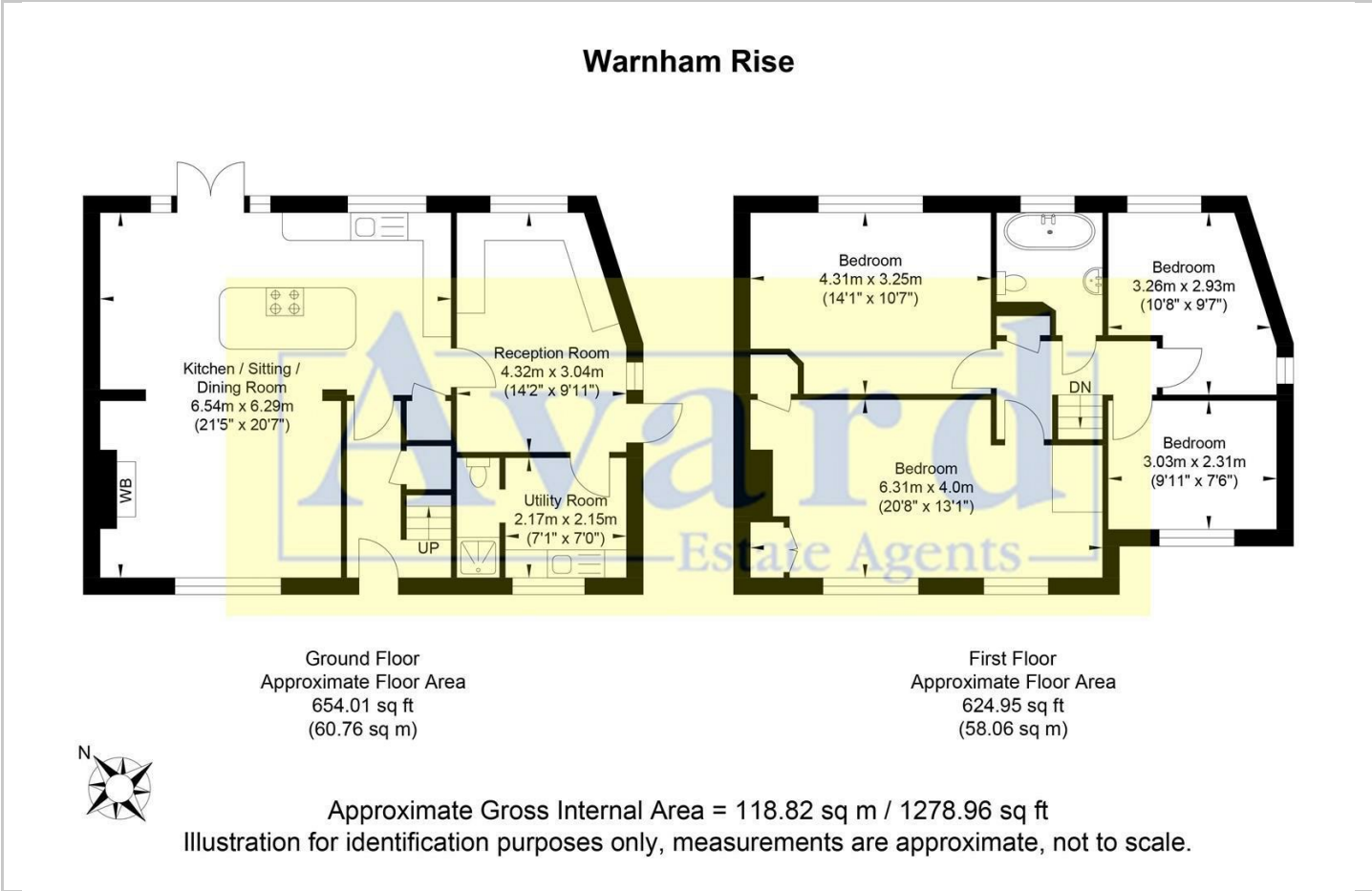
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Estate Agents



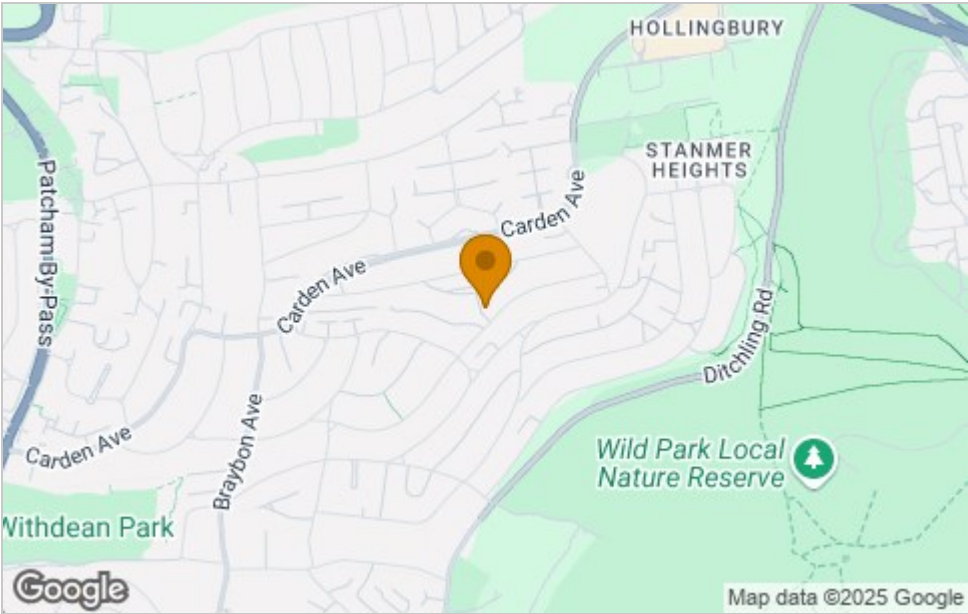
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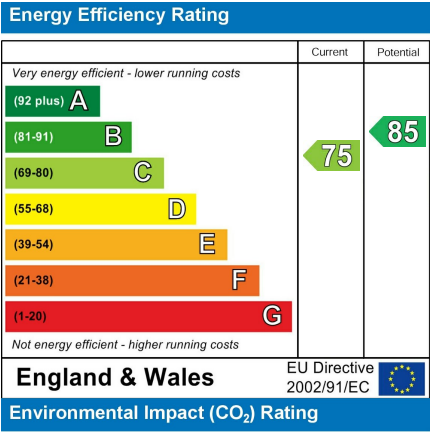
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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