



52 Wilmington Way

Brighton, BN1 8JH

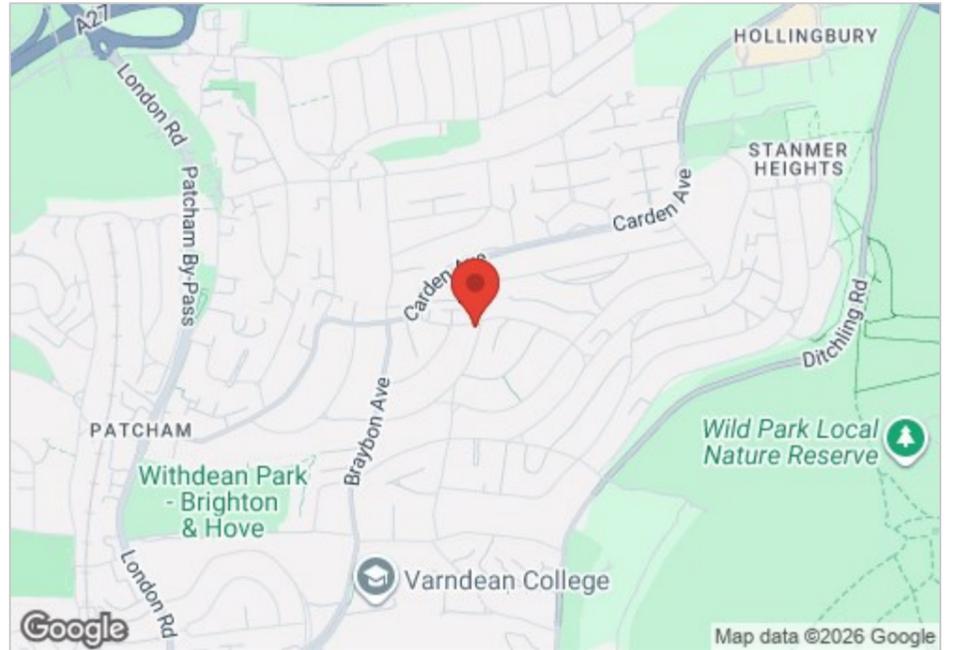
Offers in excess of £400,000

A spacious 3 bedroom semi detached family home together with a lovely mature south facing corner plot garden, offering genuine potential for modernisation and enlargement (STNPC) and is located in a popular residential setting close to local shops and amenities.

This attractive semi detached house stands on a substantial corner plot within good sized and well established south facing gardens, offering enormous scope for expansion of the current lay out both at the rear of the property and to the side, subject to the usual planning requirements.

Approached by a private driveway leading to an attached garage, the house also requires general updating and redecoration and the chance to create a bespoke family home while adding considerable value in the process. In addition to the undeniable scope and potential available, this home is also situated in a particularly pleasant residential neighbourhood on the corner of Wilmington Way and Greenfield Crescent, within immediate proximity of local shops and amenities and the Balfour/Dorothy Stringer/Varndean School and V1 Form campus is also within easy reach.

There is no chain involved with the sale and an early viewing is considered essential.



- Attractive semi detached family home
- Substantial corner plot
- Private drive and attached garage
- No chain involved
- Considerable potential for updating and enlargement (STNPC)
- Lovely mature south facing gardens
- Close to all amenities
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

WILMINGTON WAY

Approx. Gross Internal Floor (Including Garage) Area = 101.94 sq m / 1097.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
645.83 sq ft
(60.0 sq m)

FIRST FLOOR

Approximate Floor Area
451.43 sq ft
(41.94 sq m)

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
All measurements are approximate

