

Wilmington Way, Brighton

East Sussex

Guide Price £425,000 – £450,000



Wilmington Way, Brighton

Located in the popular area of Patcham, a well-presented SEMI-DETACHED FAMILY HOME with THREE BEDROOMS, a GARDEN, a private DRIVEWAY, and a separate GARAGE. Sold with NO ONWARD CHAIN.

Set in the sought-after Patcham area, just a short distance from the South Downs and within easy reach of central Brighton, this newly decorated semi-detached home benefits from a traditional layout and good-sized room proportions. Set back from the road, behind a front garden and driveway, on the ground floor, there is a living room with an attractive bay window and fireplace, a separate dining room, and a fully-fitted kitchen.

The first floor features two double bedrooms, a single bedroom, a family bathroom, and convenient landing storage.

A mature rear garden with a patio space offers great potential to create your own outdoor retreat, complemented by a separate garage and driveway.

The Local Area

Situated in the sought-after Patcham area, this home enjoys a convenient location in the north of Brighton, providing a peaceful residential setting while remaining well-connected to the city centre.





Nearby Patcham Village, Preston Drove, and London Road offer a wide selection of shops, cafés, bars, and restaurants, while closer to home, Carden Avenue affords further everyday conveniences, including a Marks & Spencer Food Hall and an Asda superstore. A parade of local shops is within walking distance, along with the popular Long Man of Wilmington. Commuters will appreciate the excellent transport links, with the A27 and A23 easily accessible and Preston Park station just over a mile away, offering direct services to London and Gatwick. Conveniently located bus stops provide regular routes across the city and out to Devil's Dyke – a popular spot for scenic walks and panoramic countryside views.

There is no shortage of green open spaces nearby, with Withdean Park, Preston Park, and the South Downs all within easy reach, offering a perfect balance of city and outdoor living. Local schools include Patcham Infant, Junior and High schools, along with Varndean College.

Further Information

This house is not currently located within a controlled parking zone and is in Council Tax band D, which was charged at £2,579.44 for 2026/27.

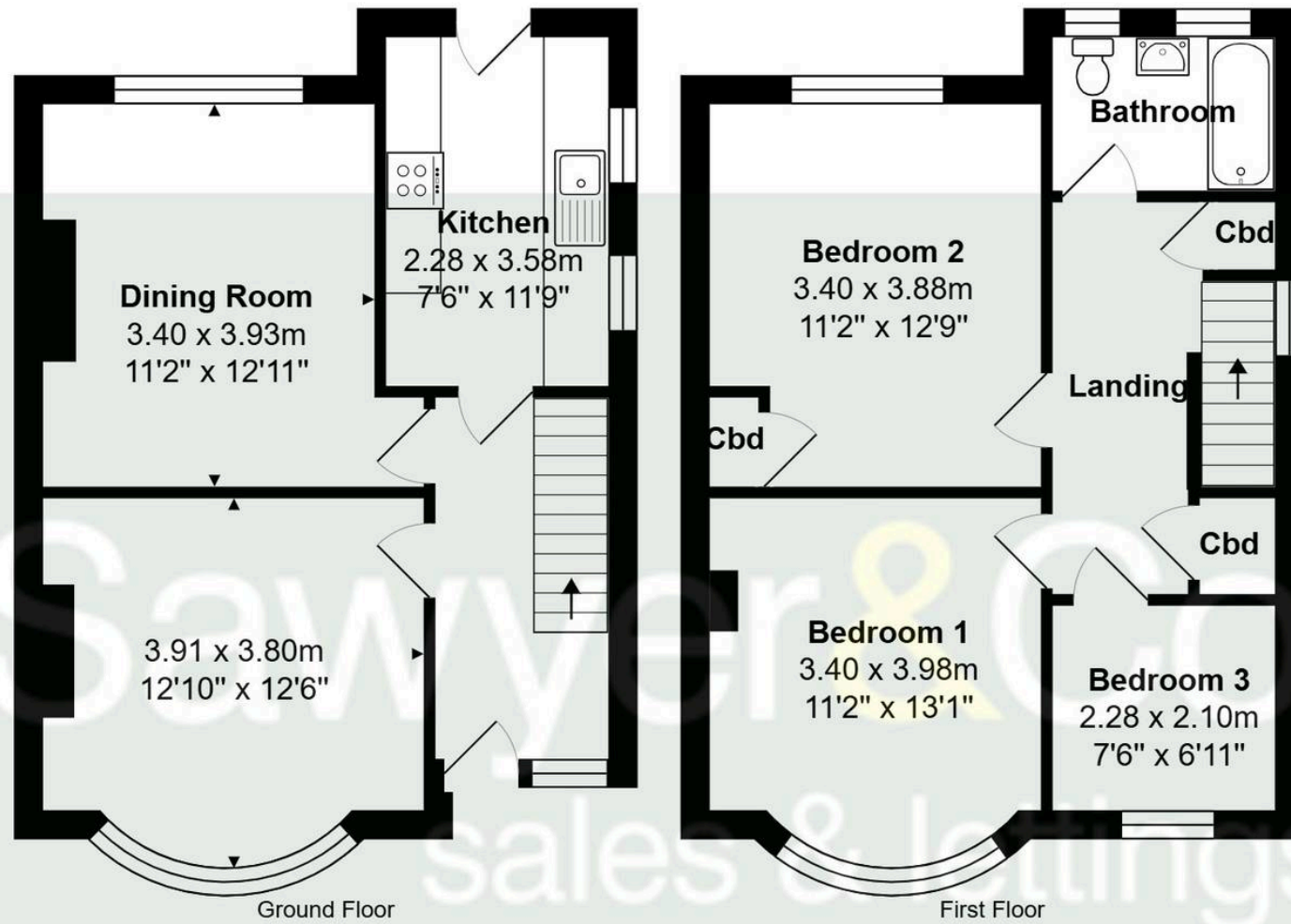
EPC rating - D / Council Tax - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 88.4 m² ... 951 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.