



**Warmdene Road, Brighton, BN1 8NL**

**welcome to**

**Warmdene Road, Brighton**

CHAIN FREE! A spacious three-bedroom home in a sought-after Patcham road, close to schools, shops and transport. Features a through lounge/diner, spacious kitchen diner, cloakroom, family bathroom, a good-sized rear garden and garage.



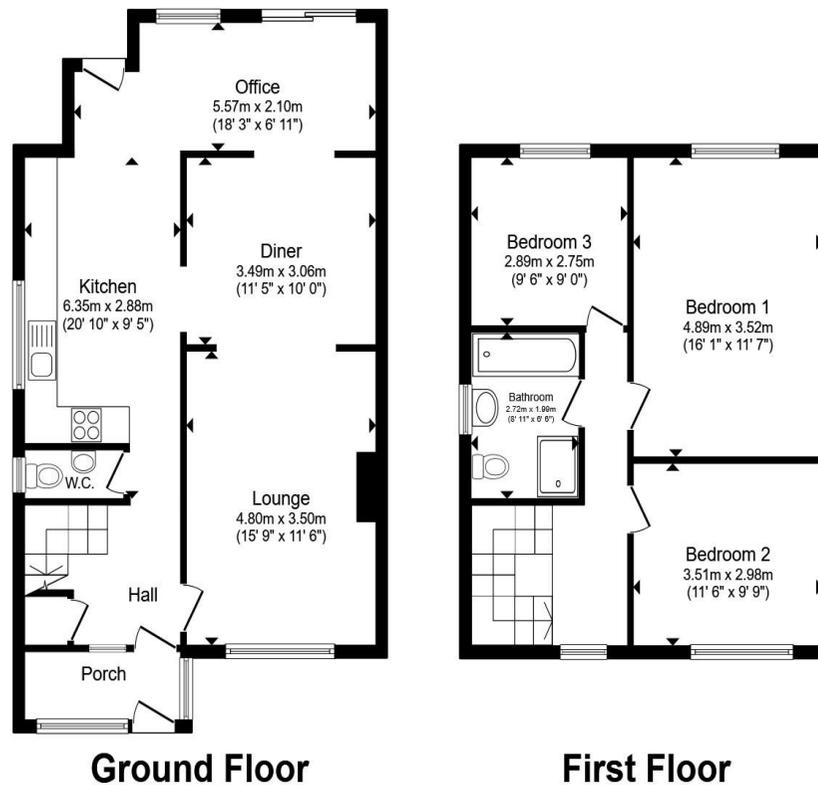
## GUIDE PRICE £550,000-£575,000

Experience exceptional family living with this beautifully presented three-bedroom (two doubles and single bedroom) home, enviably positioned on one of Patcham's most desirable residential roads. Offering an impressive sense of space and quality throughout, this property is perfectly placed for highly regarded local schools, convenient shopping parades and excellent transport links into the city.

The stylish entrance porch leads into a superb through lounge/diner, finished with elegant wood flooring and generous natural light — an ideal space for both relaxed family time and refined entertaining. The room seamlessly connects to the spacious kitchen diner, complete with double oven, gas hob, washing machine and dishwasher, creating a sleek and practical culinary hub.

A thoughtfully designed ground floor cloakroom enhances everyday convenience. Upstairs, the expansive master bedroom is complemented by two further generous double bedrooms, all served by a family bathroom boasting both a full-sized bath and a walk-in shower. Large loft with ample storage space and possibility to extend – STNPC

Additional features include gas central heating, double glazing, neutral décor throughout and a spacious rear garden offering excellent potential for outdoor dining, play or landscaping and finally finishing off the property with a shared driveway and a large imported wooden garage with ample space for a car plus storage.



Total floor area 118.2 m<sup>2</sup> (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Warmdene Road, Brighton

- FAMILY HOUSE WITH 3 BEDROOMS
- LARGE RECEPTION ROOM
- SPACIOUS KITCHEN DINER
- GOOD SIZE REAR GARDEN
- GARAGE & SHARED DRIVEWAY
- POPULAR PATCHAM LOCATION
- CHAIN FREE

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£550,000-£575,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PRP106758 - 0003

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**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



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