



1 Warmdene Way, Brighton, BN1 8NW

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Porch * Bow fronted living room * Kitchen/Breakfast Room * 2 Double Bedrooms * En-Suite * Bathroom *

OUTSIDE: Off Road Parking * Paved Patio Area * Raised Decked Area * Summerhouse * Side Access

Tucked away in a quiet, private setting, this beautifully finished detached bungalow offers a calm, effortless way of living. From the moment you arrive, the off-road parking and secluded position set the tone for a home that feels both welcoming and wonderfully self-contained.

Inside, the bow-fronted living room catches the light throughout the day, creating a soft, relaxing space to unwind. The kitchen/breakfast room is a real highlight — sleek, fully integrated appliances, generous workspace, and French doors that open straight onto the garden, letting you drift easily between indoors and out.

The garden has been designed for enjoyment: a raised decked area perfect for morning coffee or summer evenings, and a charming summerhouse that adds a touch of escape — a studio, a reading nook, or simply a place to breathe.

With two double bedrooms and two bathrooms, including an en-suite to the main bedroom, the home balances comfort with convenience. Gas central heating, double glazing, and no onward chain complete the picture of a property ready for someone to move straight in and enjoy.



Situated in the sought after Patcham area of Brighton, this house is well-placed for easy access to both Brighton and Preston Park mainline stations. Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas. Nearby Patcham Village, Preston Drove, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue and Ladies Mile Road including M&S and Next stores along with an Asda superstore for the family shop.

Local Information

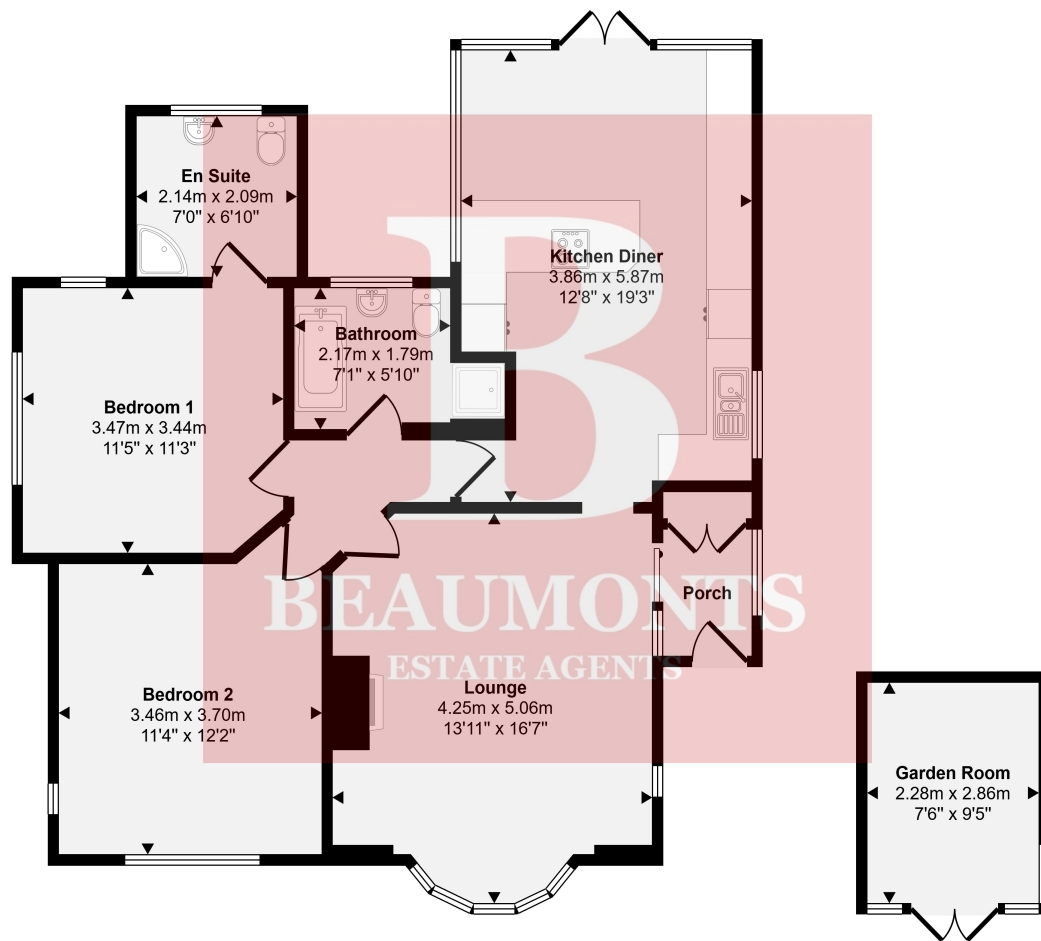
Patcham High School	0.1 miles
Varndean School	1.0 miles
Dorothy Stringer High School	1.0 miles
Varndean College	1.1 miles
Preston Park Station	1.9 miles
London Road Station	2.2 miles
Brighton Mainline Station	3.0 miles
Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles



All distances approximate



Approx Gross Internal Area
90 sq m / 969 sq ft



Floorplan
Approx 84 sq m / 899 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garden Room
Approx 7 sq m / 70 sq ft

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.