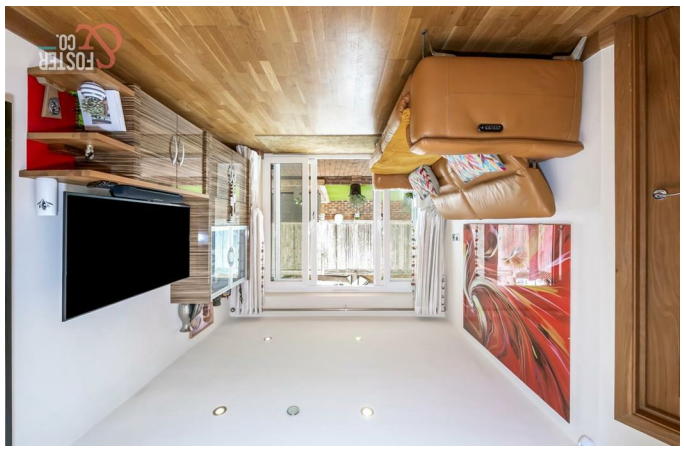
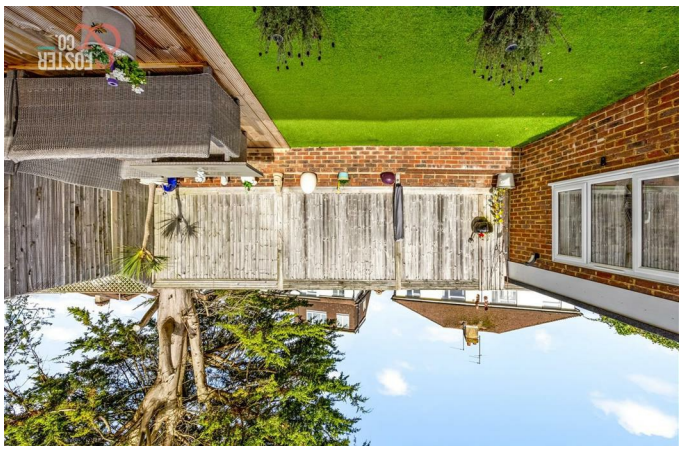
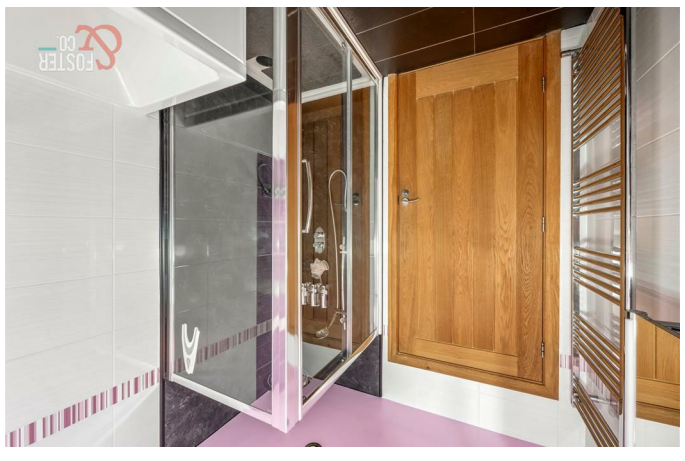






1, The Parade Valley Drive, Brighton, BN1 5FQ | 1 The Parade, Valley Drive, Brighton, BN1 5FQ
Tel: 01273 830 919 **Email:**brighton@fosterandcoestateagents.co.uk www.fosterandcoestateagents.co.uk

1A Warmdene Way

Brighton, BN1 8NW

Offers in excess of £425,000

A truly unique two bedroom freehold bungalow offers a superb blend of modern design and energy efficiency, finished to an exceptional standard throughout.

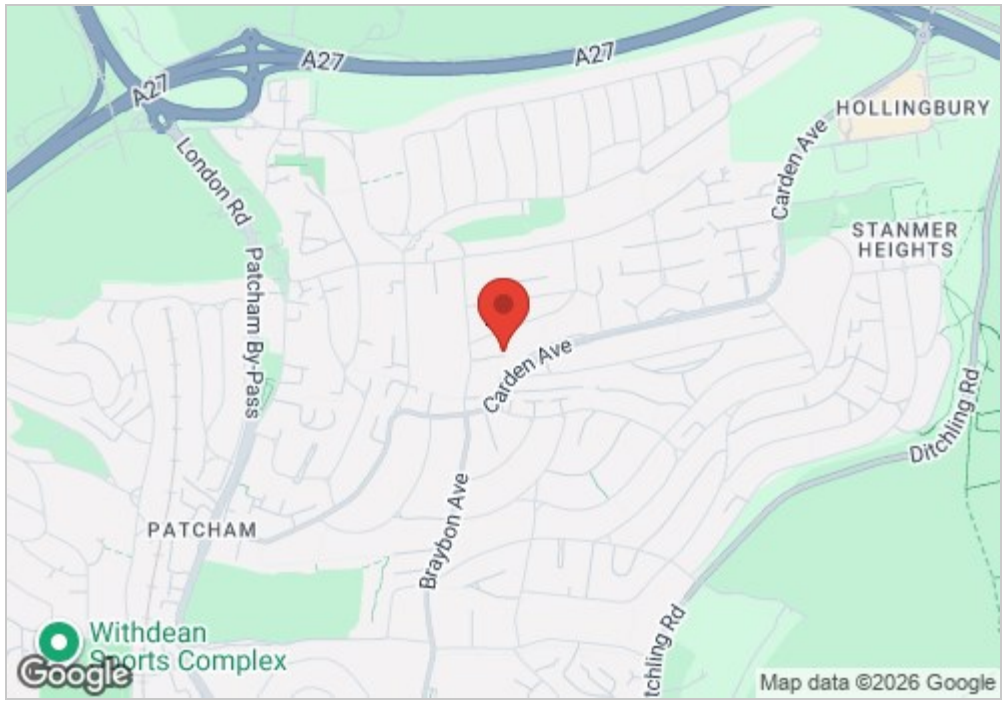
The property features a bright and spacious open plan kitchen, living and dining area, complete with contemporary fittings and integrated appliances. The solid oak doors and engineered oak flooring create a sense of warmth and quality, while the log burner provides a cosy focal point.

Both bedrooms are well proportioned, served by a sleek, modern bathroom. The home benefits from an Air Source Heat Pump system with underfloor heating throughout, ensuring comfort and efficiency all year round.

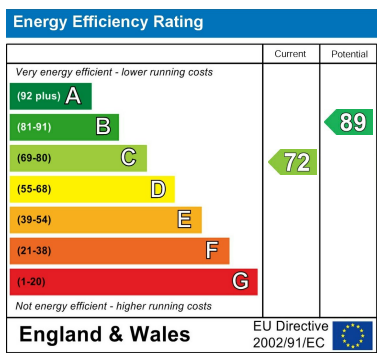
Outside, the landscaped rear garden provides a private and low maintenance retreat with a decked seating area ideal for relaxing or entertaining. To the front, there is a spacious driveway offering ample parking.

An added bonus is the external office/utility outbuilding, providing the perfect workspace or hobby room separate from the main home.

Located in a quiet residential area, this property is ideal for downsizers, first-time buyers, or anyone looking for a stylish, energy-efficient home ready to move into.



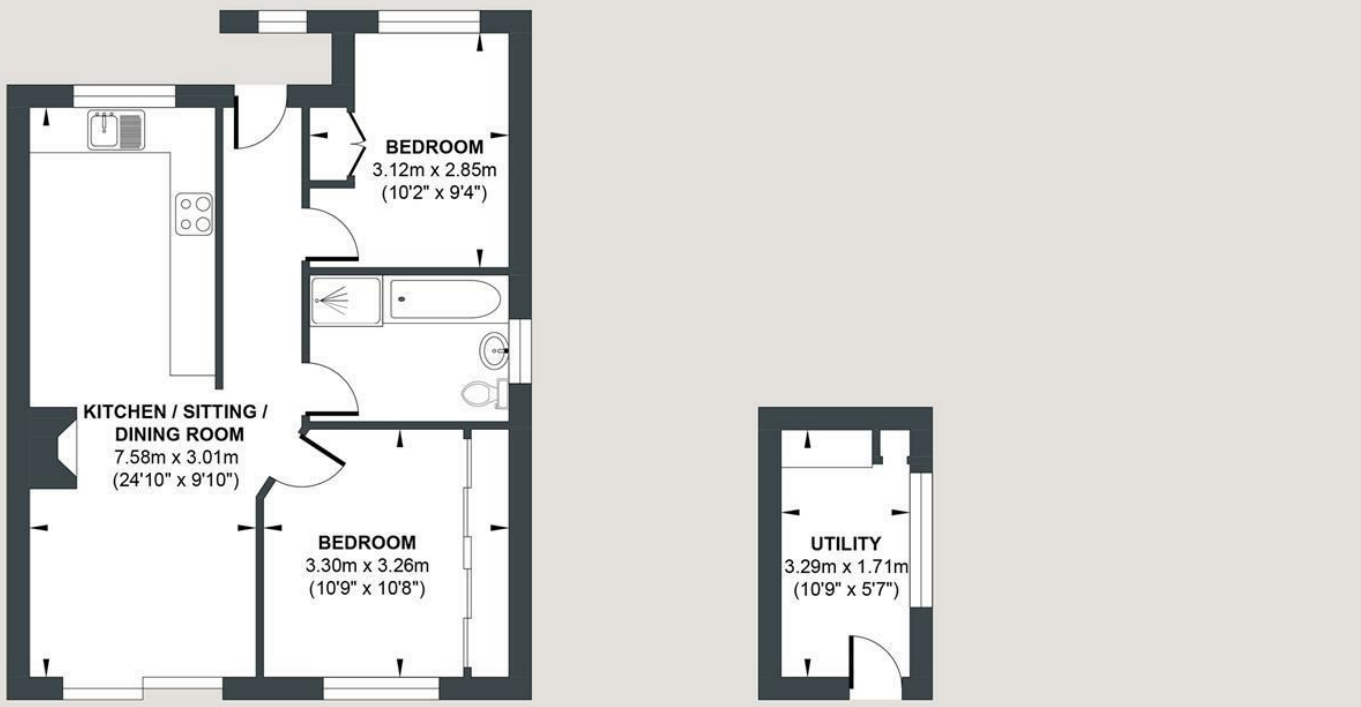
- Two Double Bedrooms
- Air Source Heat Pump
- Off Street Parking
- Landscaped Rear Garden
- Chain Free
- Freehold
- Underfloor Heating
- Home Office
- Built In 2011



WARMDENE WAY

Approx. Gross Internal Floor Area (Excluding Outbuilding) 50.31 sq m / 541.53 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



N

GROUND FLOOR

Approximate Floor Area
541.53 sq ft
(50.31 sq m)

OUTBUILDING

Approximate Floor Area
60.60 sq ft
(5.63 sq m)

Foster & Co and their clients give notice that:
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