

PHILLIPS & STILL



Wilmington Way, Patcham, Brighton, BN1 8JF

- An amazing and rarely available 4 bedroom semi-detached corner plot property
- Immaculate condition throughout
- Sunny rear garden
- Parking for several cars and garage

Guide Price of £600,000 - £625,000

- Bathroom and en suite shower room
- Fantastic kitchen/diner with bi-fold doors to the rear
- Close proximity to great local schools
- Highly sought after Patcham area with easy access to City centre



Property Description

A fantastic opportunity to acquire this stunning four bedroom semi-detached corner plot family home that has been beautifully refurbished throughout to a very high standard and is ideally located within a sought after area of Patcham.

Accommodation briefly comprises of entrance hall with understairs storage, bay fronted lounge and a magnificent large open plan refitted kitchen / diner with bi-fold doors opening onto the sunny rear garden completing the ground floor. To the floor first floor are two fantastic double bedrooms, a fourth bedroom or ideal study / home office and the family bathroom. The loft has been converted to make a spectacular master bedroom suite with en suite shower room and in-eaves storage.

Externally the house further benefits from a sizeable frontage which the current owners have made into ample off street parking and you also have a private garage. Side access leads you to the attractive and sunny private rear garden with both paved patio areas and steps up to a lush lawn.

Situated in this popular location with a variety of amenities in the area including a selection of local shopping facilities include Sainsburys Local, M&S Simply Food, convenience store and an Asda superstore. Takeaways feature a choice of fish and chips, burgers, Indian, Chinese and pizza shops. A choice of restaurants including Indian, Italian and a Miller and Carter Steakhouse. Schools catering to all ages are within a short walk - please see brightonandhove.gov.uk for places and catchment information. And for commuters, Preston Park railway station is also close by for direct services to London and Gatwick as well as regular bus services into Brighton City centre and easy access the A23. Overall, this house is a must see!





Accommodation

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE

16' 1" x 13' 11" (4.9m x 4.24m)

OPEN PLAN KITCHEN / DINER

24' 9" x 12' 2" (7.54m x 3.71m)

FIRST FLOOR

LANDING

BEDROOM FOUR / STUDY

7' 3" x 6' 11" (2.21m x 2.11m)

BEDROOM THREE

14' 5" x 10' 6" (4.39m x 3.2m)

BEDROOM TWO

17' 4" x 10' 6" (5.28m x 3.2m)

BATHROOM

SECOND FLOOR

BEDROOM ONE

17' 5" x 14' 9" (5.31m x 4.5m)

EN SUITE SHOWER ROOM

With W.C.

OUTSIDE

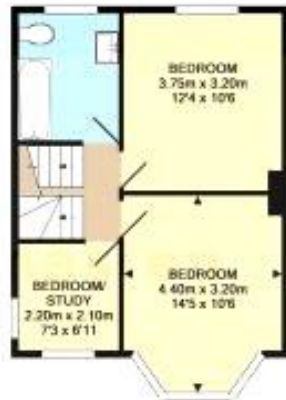
ATTRACTIVE SUNNY REAR GARDEN

GARAGE

17' 5" x 12' 9" (5.31m x 3.89m)

EXTENSIVE PRIVATE DRIVEWAY

With room for several cars



TOTAL APPROX FLOOR AREA 128.5 SQ M (1481 SQ FT)

We have every effort been made to ensure the accuracy of the floor plan produced from measurements of plans, windows, doors and any other above the space inside and to responsibility of data for the actual property as measured. This plan is for guidance purposes only and should be used as a guide for any comparable purposes. The services, systems and equipment shown here are not been tested and no guarantee as to their operability or efficiency can be given.
Home-View, September 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

www.EPC4U.COM

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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