



Price
£500,000

Freehold

5x  1x  1x 

**Wilmington Way,
Patcham, BN1**

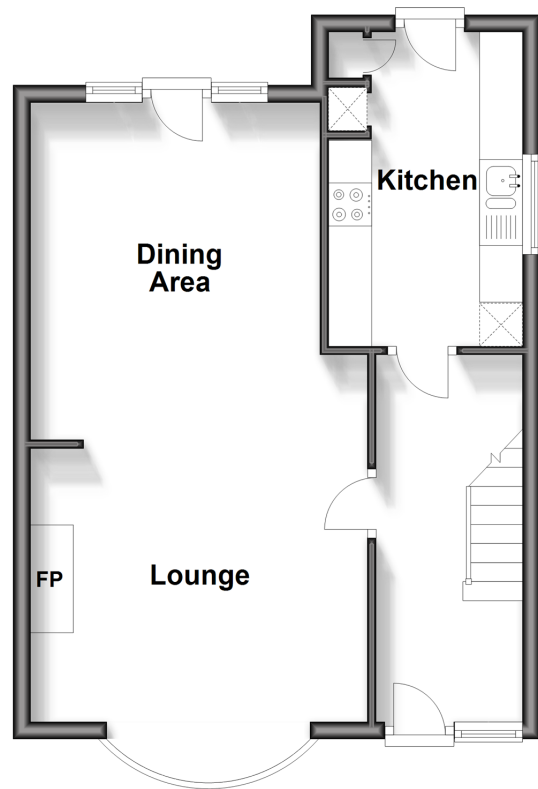
OVER 60?

Secure this property
for up to **59% less!**

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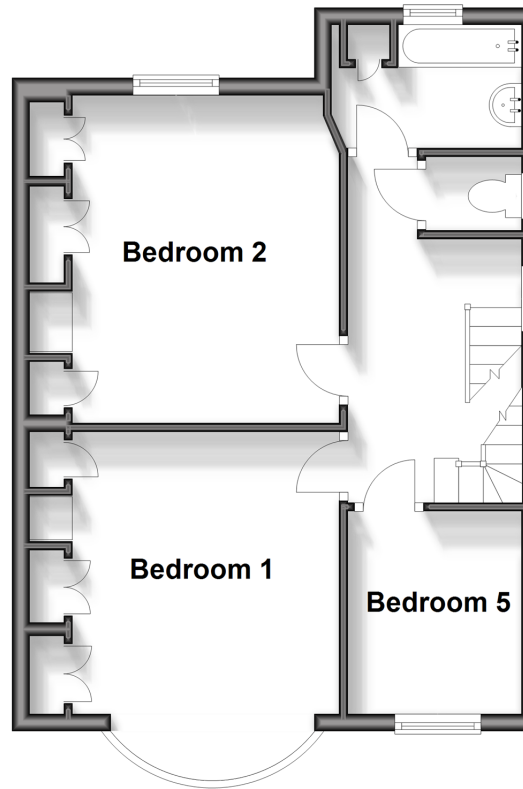
Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



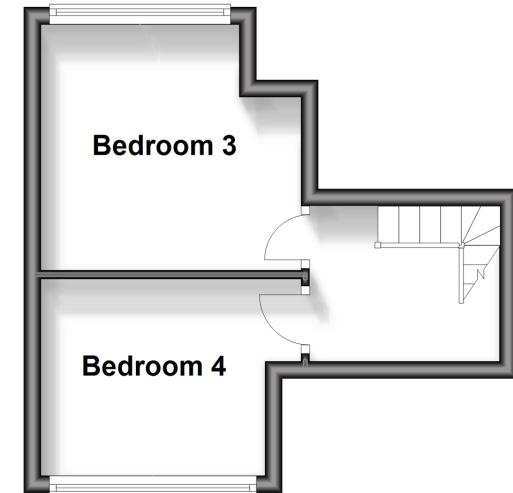
First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Second Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 11'7 x 10'4 (3.53m x 3.15m)

Dining Area: 12'6 x 10'5 (3.81m x 3.18m)

Kitchen: 11'5 x 7'4 (3.48m x 2.24m)

FIRST FLOOR

Bedroom 1: 13'5 x 10'2 (4.09m x 3.10m)

Bedroom 2: 12'6 x 10'2 (3.81m x 3.10m)

Bedroom 5: 7'0 x 6'7 (2.14m x 2.01m)

Bathroom

Separate Toilet

SECOND FLOOR

Landing

Bedroom 3: 8'9 x 7'8 (2.67m x 2.34m)

Bedroom 4: 9'10 (3.00m) narrowing to 7'8 (2.34m) x 7'4 (2.24m)

OUTSIDE

Garage & Off Road Parking

Rear Garden



Main features

- Vendor already suited
- Vastly extended, with rare front and rear Dorma
- Handy off-road parking / driveway and garage
- Large dual aspect lounge / diner with patio doors and feature bay window
- Fantastic location near local amenities, good schools and easy commuter access to A27



Nearest Schools

Primary Schools: Carden Primary 0.5 miles, Patcham Junior School 0.7 miles, Balfour Junior School 1.1 miles

Secondary Schools: Patcham High School 0.8 miles, Patcham House Special School 1.0 miles, Dorothy Stringer



Transport Information

Train Stations: Preston Park 1.8 miles, London Road 1.9 miles, Hove 2.3 miles



Address

Wilmington Way, Patcham, BN1



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



31706655/20240103/AB1/EBO