



**Price**

**£600,000**

**Freehold**

3x  2x  1x 

**Warmdene Way,  
Brighton, BN1**

**OVER 60?**

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

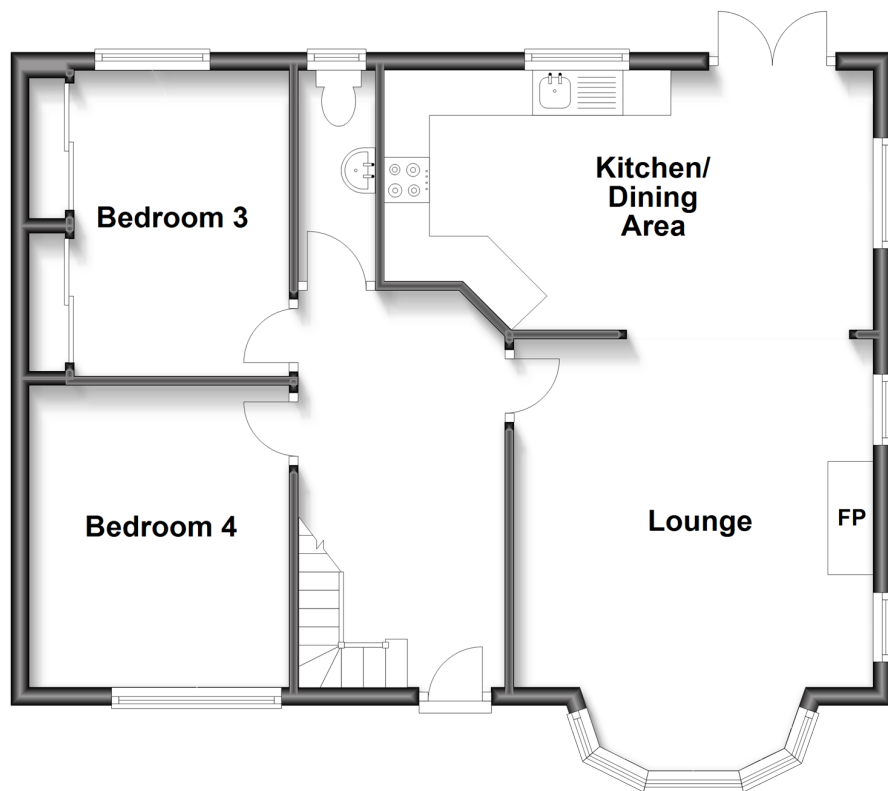


**Video Tour available**

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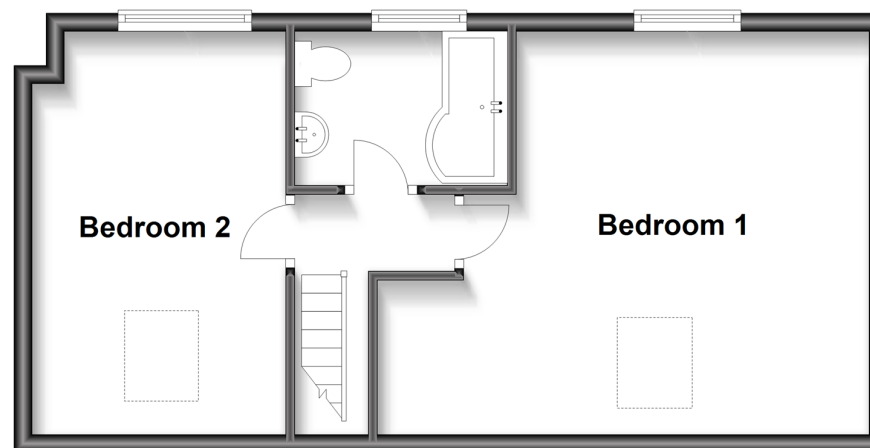
## Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'10 x 12'11 (4.52m x 3.94m)

Kitchen / Dining Area: 17'10 x 9'10 (5.44m x 3.00m)

Bedroom 3: 11'0 x 9'3 (3.36m x 2.82m)

Bedroom 4: 10'11 x 9'5 (3.33m x 2.87m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 17'10 x 14'6 (5.44m x 4.42m)

Eaves Storage

Bedroom 2: 14'6 x 9'4 (4.42m x 2.85m)

Eaves Storage

Bathroom

### OUTSIDE

Garage & Off Road Parking

Rear Garden

Summer House: 15'5 x 13'11 (4.70m x 4.24m)

Storage: 14'1 x 8'3 (4.30m x 2.52m)





## Main features

- Modern, light, bright kitchen / dining area with double doors to the large family garden
- Beautiful snug / lounge with large, feature bay window and cosy wood log burner
- Generous garage & driveway for multiple cars
- Large flat rear garden plus great size, modern wood cabin with electric and wifi
- Fantastic location close to great schools, local amenities and easy access to the A27 and A23



### Nearest Schools

Primary Schools: Patcham Junior School 0.2 miles, Carden Primary 0.5 miles, Westdene Primary 0.8 miles

Secondary Schools: Patcham High School 0.1 miles, Patcham House Special School 0.4 miles, Varndean



### Transport Information

Train Stations: Preston Park 1.1 miles, Moulsecoomb 1.4 miles, London Road 1.7 miles



### Address

Warmdene Way, Brighton, BN1



### Directions

For directions to this property please contact us.





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Call Patcham Branch 01273 541934 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ 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.



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