



Guide Price
£475,000

Freehold

3x  1x  1x 

**Wilmington Way,
Patcham, BN1**

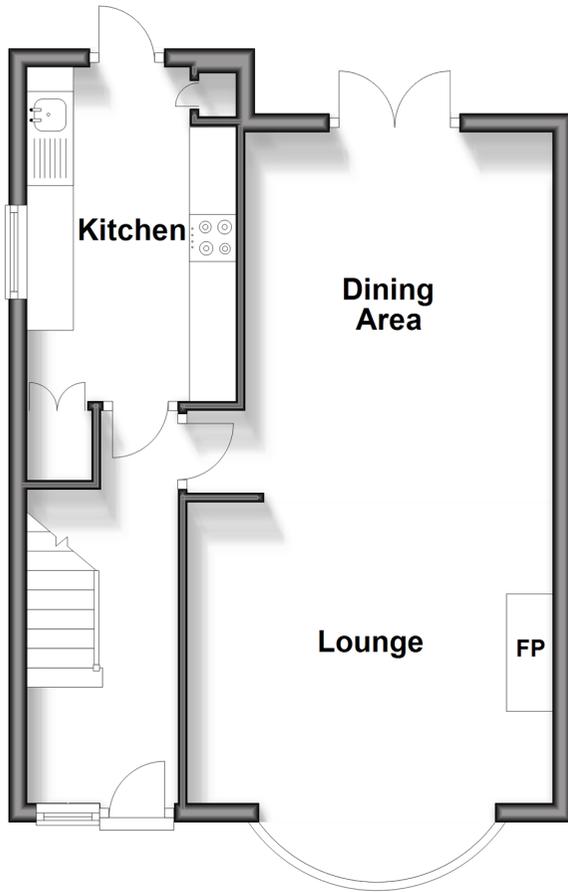
OVER 60?

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

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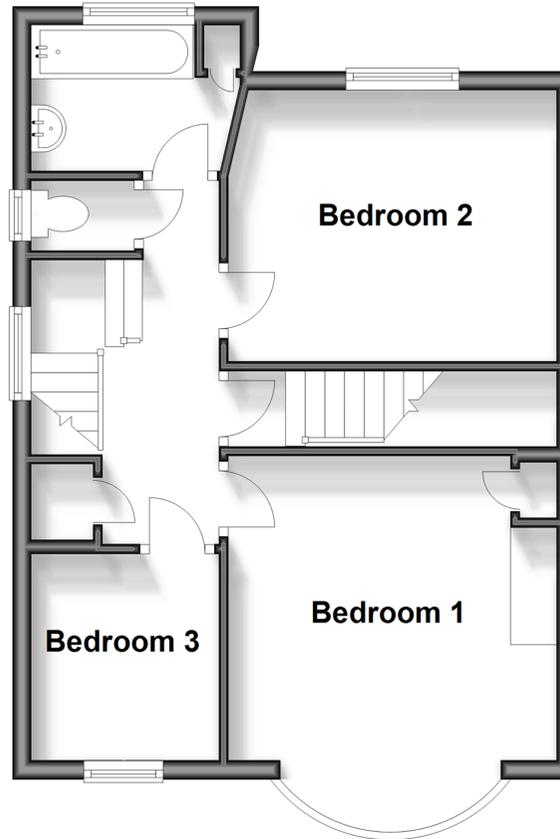
Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge / Dining Area: 26'8 x 12'9
(8.13m x 3.89m)

Kitchen: 11'7 x 7'4 (3.53m x 2.24m)

FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'8 (3.81m x 3.56m)

Bedroom 2: 11'7 x 9'4 (3.53m x 2.85m)

Bedroom 3: 7'6 x 6'7 (2.29m x 2.01m)

Bathroom

Separate Toilet

SECOND FLOOR

Loft Room: 14'2 x 14'1 (4.32m x 4.30m)

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Galley style kitchen leading to the rear garden
- Great size main bedroom with vast bay window
- Lovely tiered rear garden with patio and generous lawns
- Beautiful, light, bright, dual aspect lounge / dining area with feature bay window to the front
- Fantastic location close to local amenities, with easy access to the A27 and A23



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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Call Patcham Branch 01273 541934 ■ 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.

EPC RATING

CURRENT: D(64) POTENTIAL: B(33)

31707335/20240103/AB1/EBO