



Price
£425,000

Freehold

3x  1x  1x 

**Warmdene Way,
Brighton, BN1**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Parking for 2 cars**
- **On a private road**
- **Perfect for a first-time buyer / family home**
- **A beautiful garden that is a good manageable size**
- **Potential for improvements, a perfect property to put your own stamp on**

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 8'7 x 5'8 (2.62m x 1.73m)

Lounge / Dining Room: 20'1 x 12'5 (6.13m x 3.79m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'3 (3.81m x 3.43m)

Bedroom 2: 10'5 x 6'1 at narrowest point (3.18m x 1.86m)

Bedroom 3: 8'9 x 6'2 (2.67m x 1.88m)

Shower Room

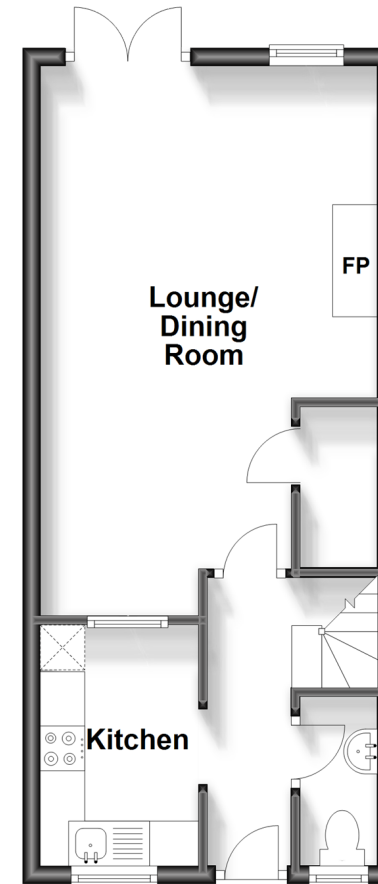
OUTSIDE

Off Road Parking

Front & Rear Garden

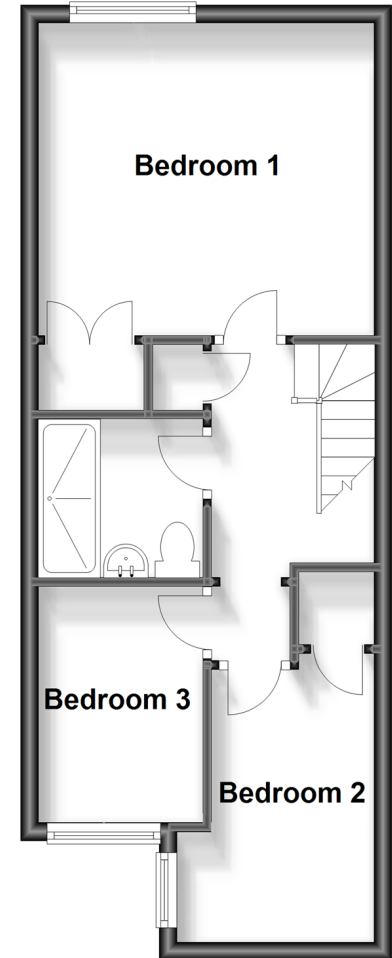
Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Call Patcham - 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.



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