



**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

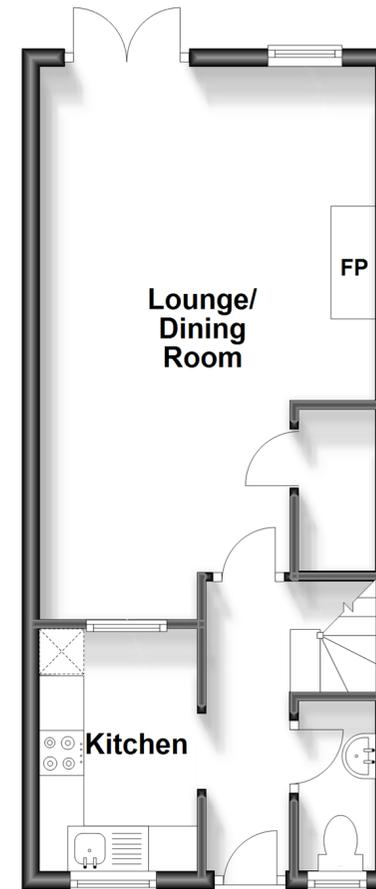
- Off Road Parking
- Front & Rear Garden

**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://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.

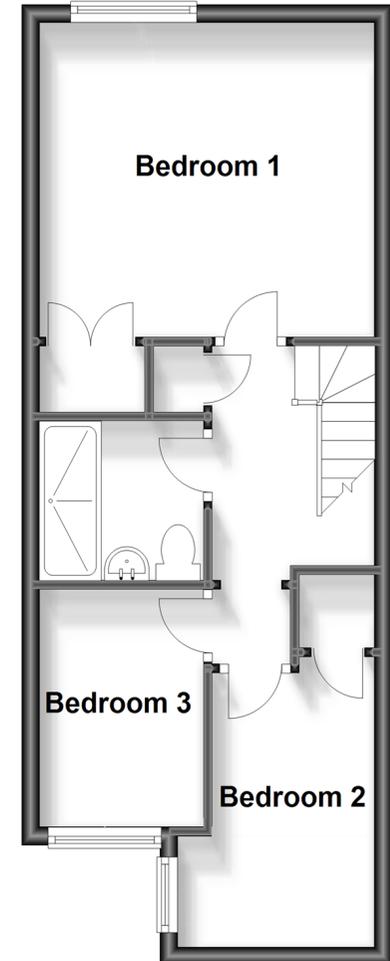
### Ground Floor

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



### First Floor

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



|            |          |            |
|------------|----------|------------|
| EPC RATING | CURRENT: | POTENTIAL: |
|            |          |            |



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