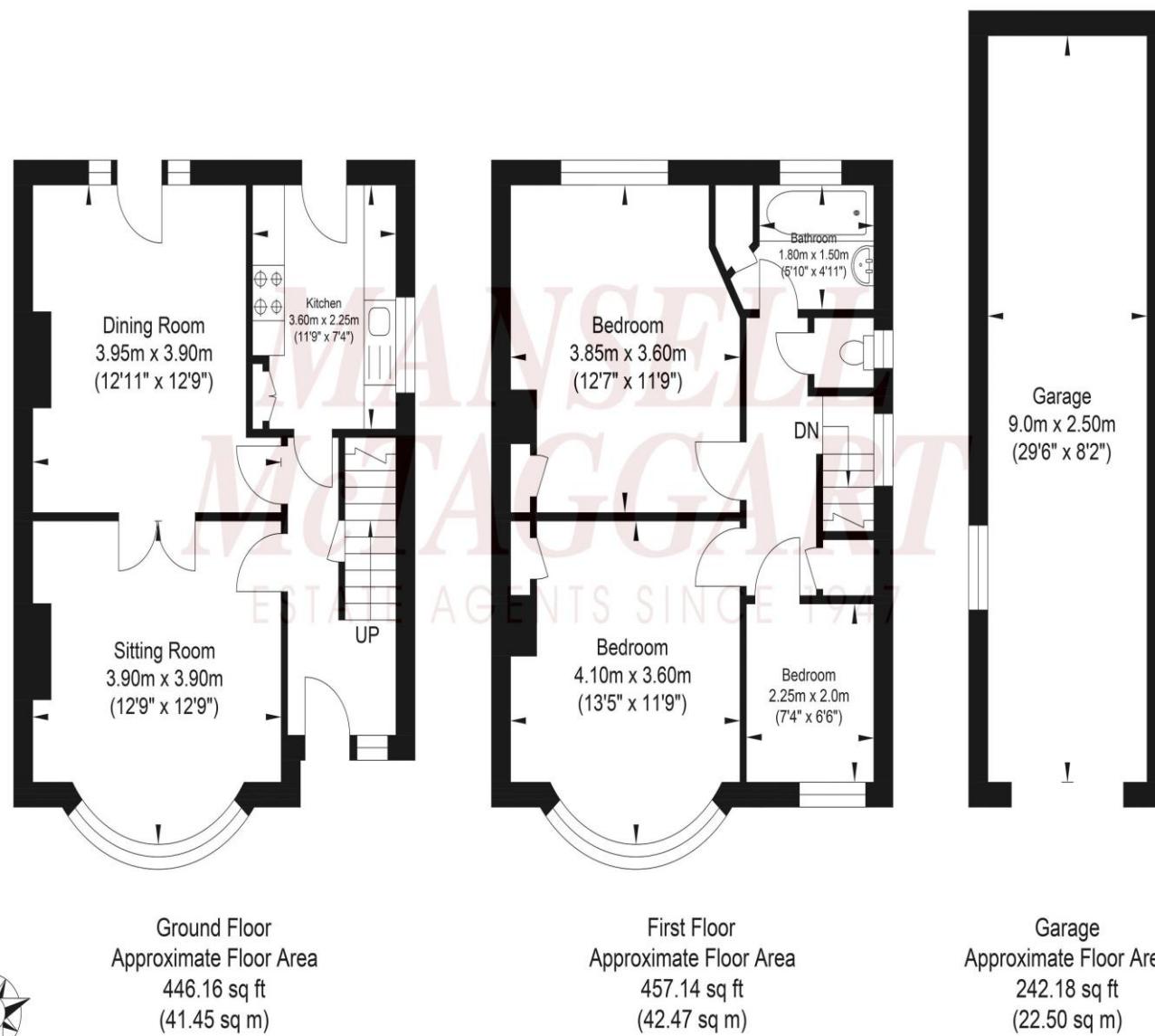


the floorplan...

Wilmington Way, Brighton



more details from...

call: Brighton office: **01273 508955**

email: patcham@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947

A three bedroom family home situated in a popular road within Patcham

£525,000
Freehold

Wilmington Way, Brighton BN1
8JG



**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- Semi-Detached Family Home
- Three Bedrooms
- Excellent potential to extend (Subject to Planning Consent)
- In Need of Some Modernisation
- Shared Driveway and Separate Garage
- 100ft Garden
- Sought After Location
- Exclusive to Mansell McTaggart
- EPC Rating - D
- Council Tax Band - D



The perfect family home!



in more detail...

A fantastic opportunity to acquire this three-bedroom, semi-detached family home ideally located within a sought-after area of Patcham.

This property has great potential to extend the accommodation subject to the necessary planning consents.

The accommodation briefly comprises: Front entrance hallway with under stair storage; good size Living/Dining room with a lovely bay window to the front letting in lots of natural light; fitted kitchen with a range of wall and base level units, back door rear which leads on to the rear garden completing the ground floor.

The first floor comprises: master bedroom with fitted wardrobes overlooking the front aspect and a double guest bedroom with a view over the rear garden; single guest bedroom overlooking over Wilmington Way; family bathroom, wash hand basin and a bath with mixer taps and an overhead shower, with a separate WC; the landing gives access to the loft space above which can accommodate another bedroom (STPP)

Externally, the property further benefits from a sizeable frontage, which would be excellent to create off road parking like others in the street have done. The rear of the property is access via a shared driveway and leads you into the Sunny Garden. This is mostly laid to lawn with mature shrubs and a large spacious garage.



the location...

Situated in this popular location with a variety of amenities in the area including a selection of local shopping facilities include Sainsburys Local, M&S Simply Food, convenience store and an Asda superstore. Takeaways feature a choice of fish and chips, burgers, Indian, Chinese and pizza shops. A choice of restaurants including Indian, Italian and a Miller and Carter Steakhouse.

Schools for all ages are in the area - please see brightonandhove.gov.uk for places and catchment information. Preston Park railway station is under 2 miles away for services to London.

Regular bus services are available for journeys into the city centre. There is easy road access to the A23 with links to the motorway network and Gatwick.

worth bearing in mind...

Close to excellent schools, shops and transport links.