

**Spencer
& Leigh**

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01273 565566
www.spencerandleigh.co.uk
FOR SALE



2 Wilmington Close, Brighton, BN1 8JE

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Price £370,000 - Freehold

- Semi detached bungalow
- Two bedrooms
- Requires modernisation
- 14' Dual aspect living room
- 12' Kitchen
- Far reaching views
- Quiet cul de sac location
- Mature rear garden
- No onward chain
- Exclusive to Spencer & Leigh

Having potential to refurbish and add your own stamp is this two bedroom bungalow. The current configuration comprises a 14' dual aspect living room; 12' kitchen with a range of basic wall & floor fitted units; a shower room with a modern fitted walk in shower unit; and two bedrooms. Outside the rear garden benefits from a patio area and a gently sloping lawn with mature trees & shrubs. The location is considered to be excellent having far reaching views and easy access to local amenities. Internal inspection is highly recommend to appreciate the potential this home offers.

Council Tax Band C: £2,078.28 2024/2025



Wilmington Close is a sought after residential road in Patcham within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.



Entrance
 Entrance Hallway
 Living Room
 14'6 x 10'5
 Kitchen
 12'4 x 7'5
 Bedroom
 12'2 x 10'0
 Bedroom
 9'8 x 8'8

Shower Room/WC

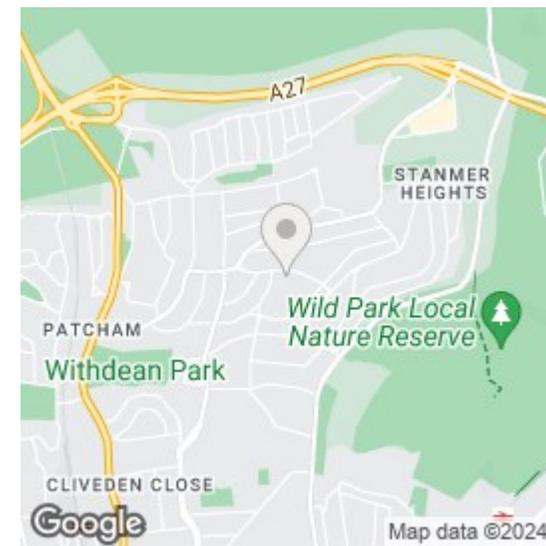
OUTSIDE

Rear Garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Wilmington Close



Approximate Floor Area
572.64 sq ft
(53.20 sq m)

Approximate Gross Internal Area = 53.20 sq m / 572.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.