



133, Wilmington Way, Brighton, BN1 8JF

Spencer
& Leigh

133, Wilmington Way,
Brighton, BN1 8JF

£1,550 -

- Well presented end of terrace house
- Three bedrooms
- Spacious lounge & separate dining room
- Fully equipped kitchen
- Extended bathroom & ground floor cloakroom
- Beautiful rear garden
- Garage providing off road parking
- Lovely distant views
- Popular residential location
- Available November, unfurnished

Early viewing is strongly recommended of this immaculately presented, end of terrace home which features a beautiful rear garden and distant panoramic views. The neutrally presented interior comprises a good size lounge which flows in to a separate dining room with bi-fold doors leading to the rear garden. The modern fitted kitchen is fully equipped and conveniently has integrated appliances. All three of the bedrooms are situated on the first floor along with the extended family bathroom which boasts a separate shower cubicle in addition to the bath. There is also a useful ground floor cloakroom. The established rear garden is an array of colour and an absolute sun trap during the summer months. A garage provides off road parking for one vehicle or additional storage space. As well as the usual mod-cons of double glazed windows and gas fired central heating, there is the added benefit of solar panels and the landlord informs us that this reduces their monthly utility bills to circa £25 per month. Available from the end of November 2021, the accommodation is offered unfurnished. Local shops, popular schools catering for all ages and a mainline railway station at nearby Preston Park can be easily located.



Wilmington Way 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 hall
Lounge
Kitchen
Dining room
Bedroom
Bedroom
Bedroom
Bathroom



Starting out at Spencer & Leigh
108 Old London Road, Patcham, BN1
8YA

Turn left onto Ladies' Mile Road
Turn right onto Winfield Avenue
Bear right onto Patchdean
Turn left onto Carden Avenue
Turn right onto Wilmington Way
Finish on Wilmington Way



Council:-
Council Tax Band:-



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.

t: 01273 565566

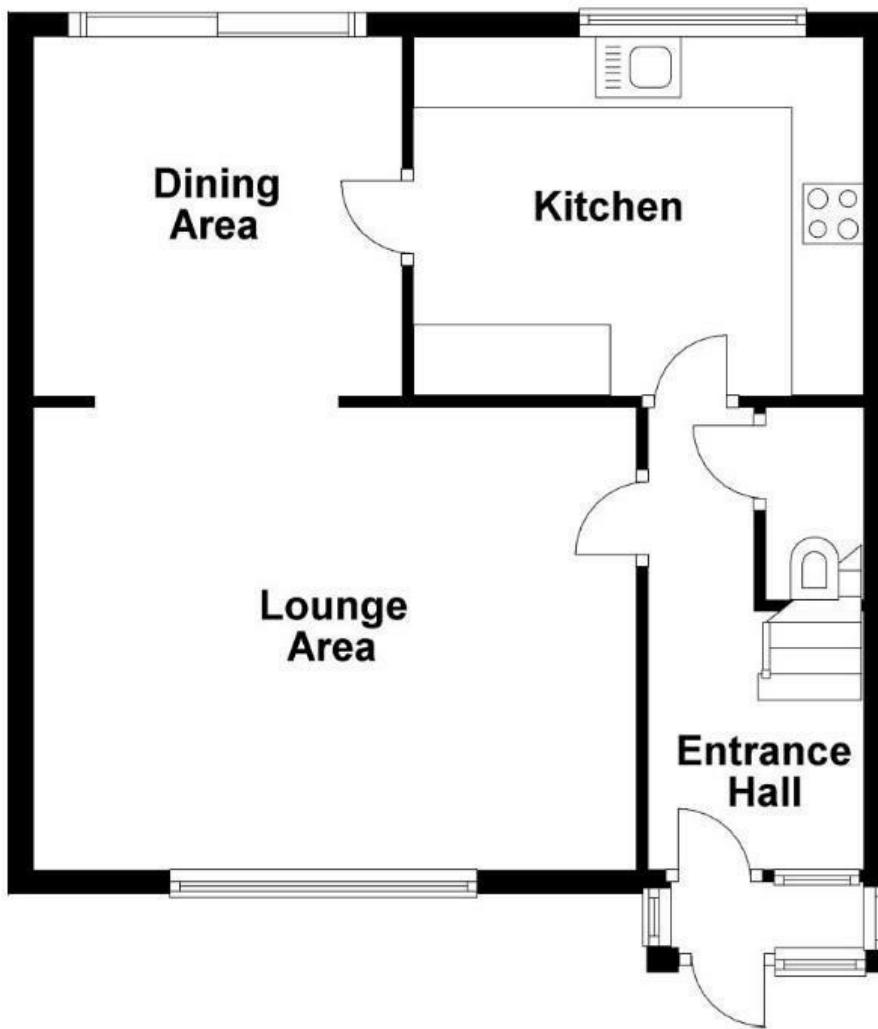
w: www.spencerandleigh.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(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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Ground Floor

Approx. 499.4 sq. feet



First Floor

Approx. 480.1 sq. feet

