

Spencer
& Leigh



20a Warmdene Road, Patcham, Brighton, BN1 8NL

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Guide Price £700,000 - £750,000 Freehold

- Exceptionally deceptive detached bungalow
- Four bedrooms in the main home
- Separate detached annexe in the rear garden
- 22' Living room with feature log burner and ample space for dining table & chairs
- Modern fitted kitchen/breakfast room with integrated appliances
- Wide private driveway and double garage
- Beautiful south and west facing garden
- Tucked away off Warmdene Road
- Ideal level of privacy
- Internal inspection highly recommended

GUIDE PRICE £700,000 to £750,000

Tucked away off Warmdene Road is this exceptionally deceptive detached bungalow that offers a unique blend of comfort and privacy. With four spacious bedrooms in the main home, this property is perfect for families or those seeking extra space for guests or a home office.

In addition to the main living area, the property boasts a separate detached annexe, which features a cosy living room, a convenient kitchenette, a double bedroom, and a modern shower room. This versatile space is ideal for accommodating visitors or could serve as a private retreat for older children or relatives.

Conveniently, you have a choice of bath and shower rooms, with the main home benefiting from a family bathroom with a separate shower to the side and an ensuite shower room to one of the bedrooms. The annexe has the further benefit of a separate shower room at the rear of the bedroom.

The wide private driveway provides ample parking, complemented by a double garage, ensuring that you have plenty of space for vehicles and storage. The property is tucked away from the main road, creating a serene environment that enhances the sense of privacy and tranquillity.

One of the standout features of this home is the beautiful rear garden, which enjoys delightful south and west-facing aspects. This outdoor space is perfect for entertaining, gardening, or simply relaxing in the sun.

An internal inspection is highly recommended to fully appreciate the charm and potential of this remarkable property. Whether you are looking for a family home or a peaceful retreat, this bungalow on Warmdene Road is sure to impress.



Warmdene Road is a much sought after location situated near to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home, Matalan and Asda Superstore.



Entrance
Entrance Hallway
Living Room
22'5 x 19'7
Kitchen
14'7 x 12'2
Bedroom
19'2 x 9'8
En-suite Shower Room/WC
Bedroom
12'5 x 11'11
Bedroom
11'10 x 10'4
Bedroom
10'11 x 9'1
Family Bath/Shower Room/WC
OUTSIDE
Rear Garden
Double Garage
18'1 x 14'7
Annexe Living Room
18'9 x 15'6
Annexe Bedroom
10'11 x 9'8
Annexe Shower Room/WC
Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Private driveway and un-restricted on street parking
Broadband: Standard 9 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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Warmdene Road



Ground Floor
Approximate Floor Area
1371.10 sq ft
(127.38 sq m)



Annexe
Approximate Floor Area
729.57 sq ft
(67.78 sq m)

Approximate Gross Internal Area (Including Garage & Annexe) = 195.16 sq m / 2100.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.