



13 WILMINGTON WAY
BRIGHTON, BN1 8JH

GUIDE PRICE £375,000 - £400,000
FREEHOLD

****Sold Prior to Auction**** Guide Price £375,000 - £400,000. A 3 bedroom semi-detached house in need of modernisation. The property is situated in a popular residential area and provides scope to extend, subject to the usual consents, to create a lovely family home. The property is close to Carden Primary School, Patcham High School, and the shops on Carden Avenue. Buyers are advised to consult the legal pack prior to bidding.

**Nicholas
James**

SALES LETTINGS AUCTIONS





13 Wilmington Way, Brighton

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft

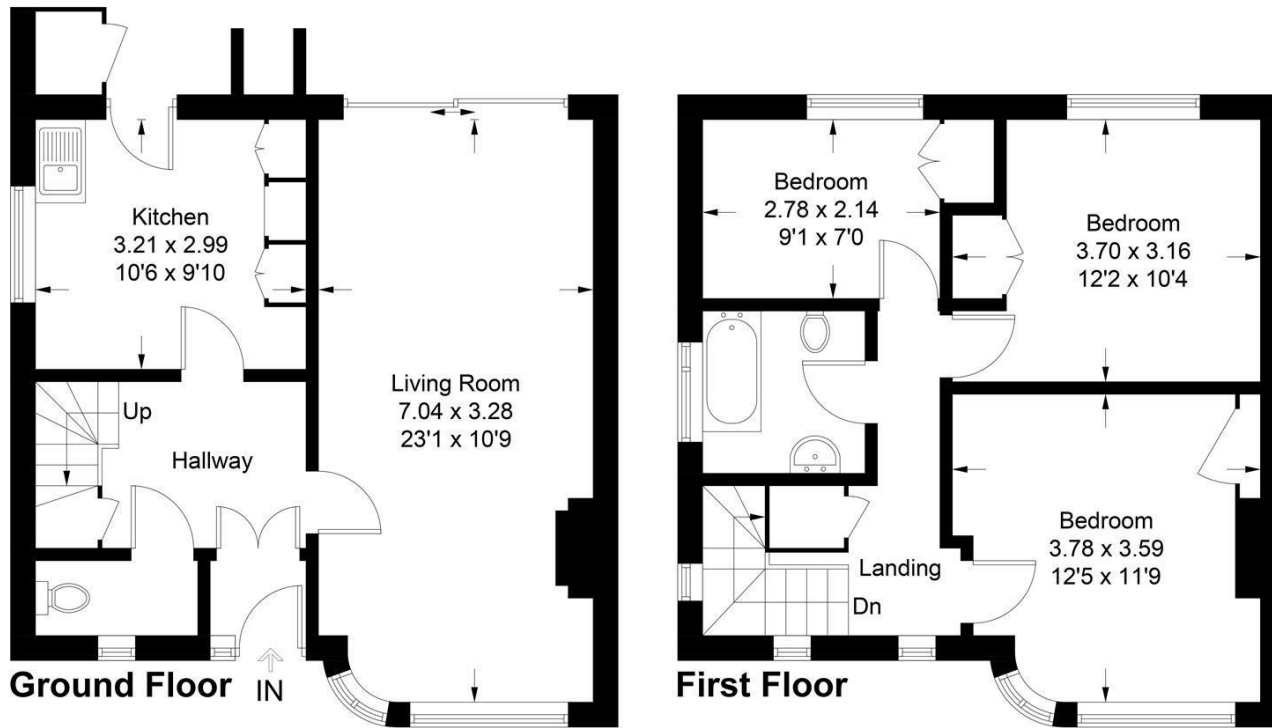


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118804)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas James

SALES LETTINGS AUCTIONS