



12 Wilmington Way, Brighton

Guide Price **£475,000**

**MANSELL
McTAGGART**
Trusted since 1947

12 Wilmington Way

Brighton, Brighton

Guide Price £475,000 - £500,000 Introducing a well-presented three bedroom semi-detached 1930's family home offered to the market with no onward chain and vast potential for modernisation, enlargement or reconfiguration (STNC).

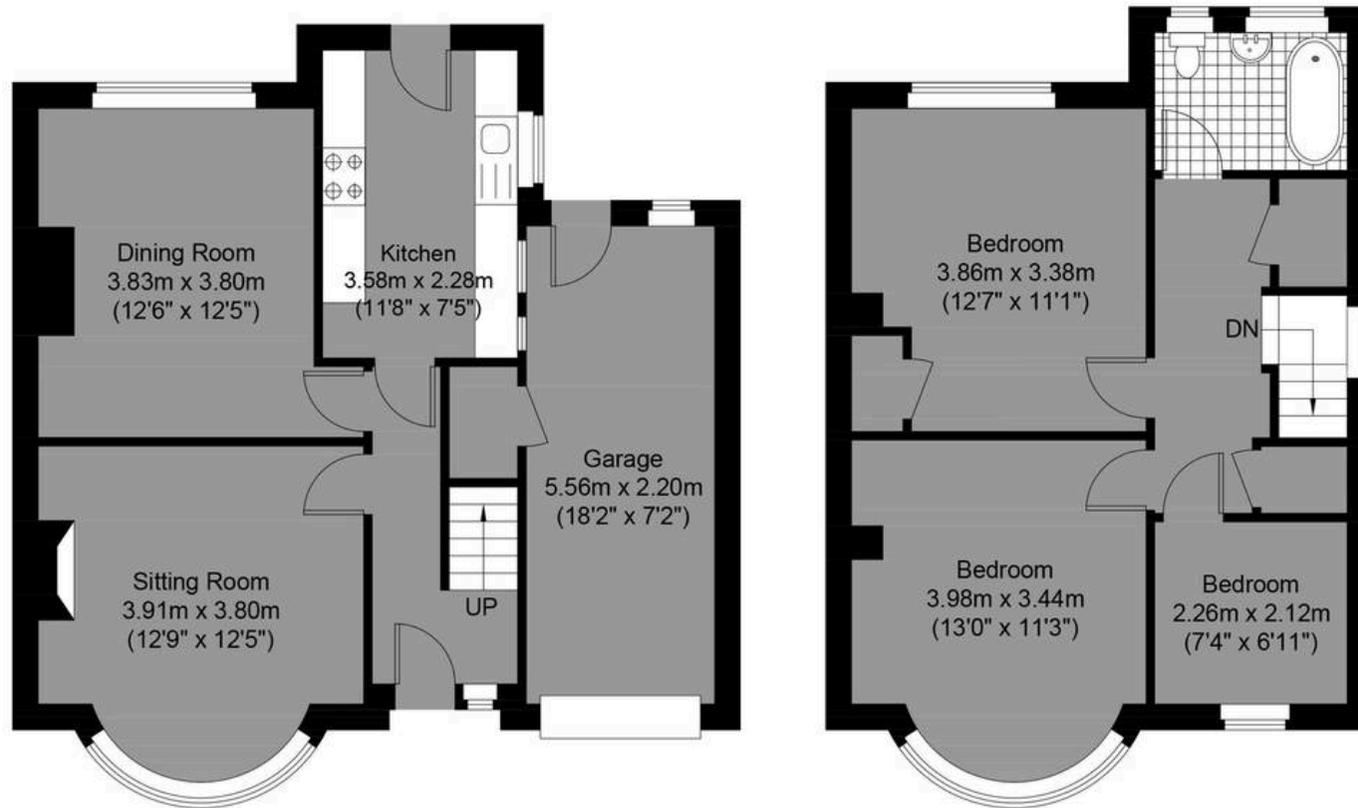
Council Tax band: D

Tenure: Freehold

- A Well-Presented Three Bedroom 1930's Semi-Detached Family
- Offered To The Market With No Onward Chain
- Excellent Potential To Modernise, Expand Or Reconfigure (STNC)
- Off Road Parking Plus A Garage
- Bright Living Room Benefitting From A Bay Window And Taking Centre Stage Around The Feature Fireplace
- Fully-Tiled Bathroom Featuring A Bath With Shower Overhead
- South-Facing Rear Garden With A Patio, Lawn And Mature Hedging Lining The Perimeter
- Views Across To The South Downs And Chattri Memorial
- Excellent Location Close To Highly Rated Schools, Green Spaces, Transport Links And Local Amenities
- Exclusive To Mansell McTaggart



Approximate Gross Internal Area (Including Garage)= 98.18 sq m / 1056.79 sq ft



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Wilmington Way

Ground Floor
Approximate Floor Area
585.34 sq ft (54.38 sq m)

First Floor
Approximate Floor Area
471.45 sq ft (43.80 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Mansell McTaggart Brighton & Hove

Mansell McTaggart, 138 Old London Road - BN1 8YA

01273 508955

patcham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/brighton

