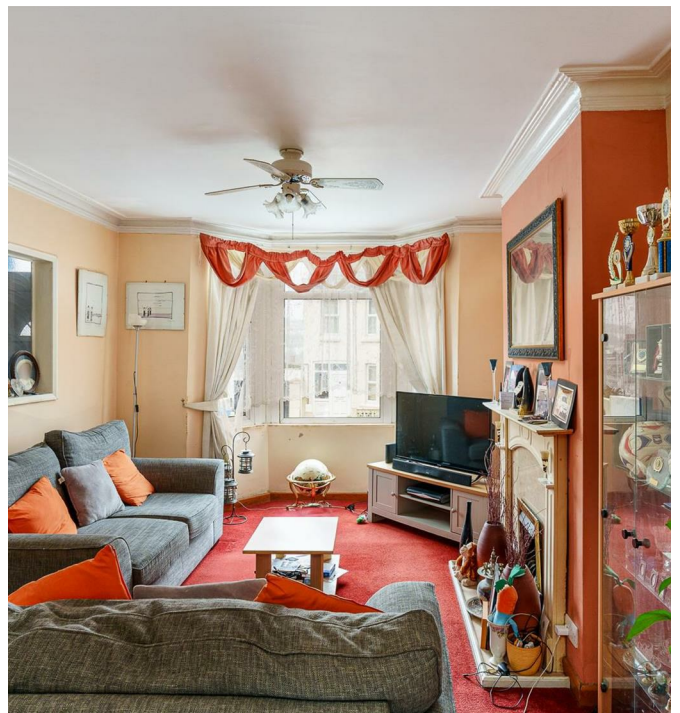
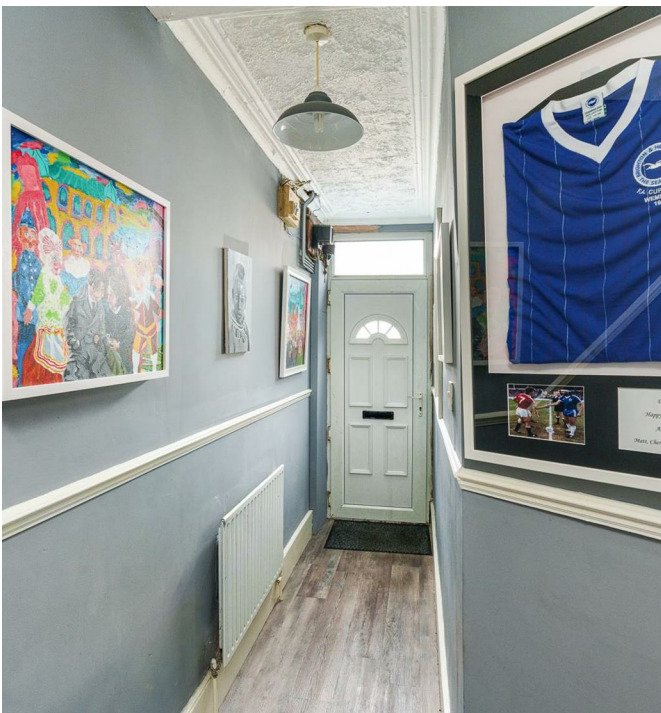


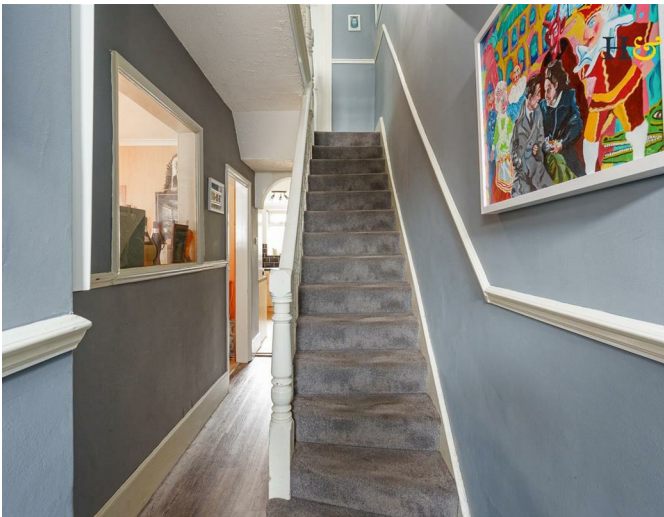


Whippingham Street
Brighton

HEALY
& NEWSOM

EST. 1990





Whippingham Street, Brighton, BN2 3LL

****Guide Price £525,000 to £550,000 ****A Victorian end terrace house that has a perfect blend of character and modern living. Spanning an impressive 936 square feet, the property has three generously sized double bedrooms.

This Victorian home combines period charm with modern conveniences, making it a wonderful choice for those looking to settle in the vibrant city of Brighton. With its prime location and spacious layout, this property is not to be missed. Come and experience the unique charm of this end terrace house, where comfort and potential await.

As you enter, you are welcomed into a bright and airy through living room diner, which is bathed in natural light, creating a warm and inviting atmosphere. There are double doors opening to the utility/office room which has further double doors to the garden. This versatile ground floor space is perfect for both entertaining guests and enjoying quiet evenings at home.

The good-sized kitchen is well-equipped and features an additional utility room that overlooks the gated rear garden, providing a lovely view and easy access to outdoor living. The garden itself is a true gem, offering a private retreat for relaxation or outdoor activities. It is low maintenance and as it is in an elevated position, is a very sunny space in the summer.

On the first floor there is a spacious landing with a built in cupboard and doors to three double bedrooms and a bathroom. The house has the potential to extend in to the loft, subject to the necessary consents, so there is ample opportunity to personalise and enhance your living space to suit your needs.

Location

Whippingham Street is a quiet residential road off of Hartington Road, a central Brighton location; close to the hustle and bustle of the Lewes Road and within easy access to the fashionable Brighton Lanes, city centre and local parks. The street has attractive Victorian houses either side with raised front gardens, there is residents parking available either side of the road. Transport links are excellent with numerous bus services running on Lewes Road and easy access to the A27 for routes out of Brighton. London Road train station is approximately one mile in distance so is easily accessible by car or by walking.

Additional Information

EPC rating: D

Internal measurement: 936 square feet / 87 square meters

Heating: Worcester gas boiler installed 2022 with 10 year warranty.

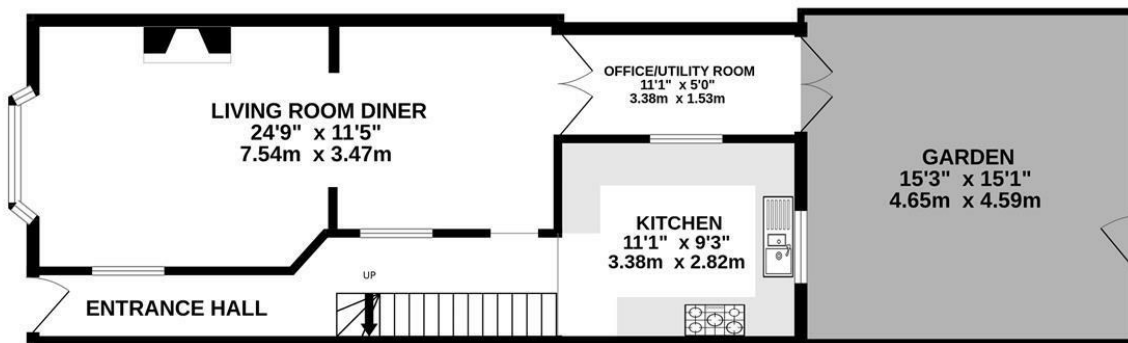
Tenure: Freehold

Loft: Part boarded with power.

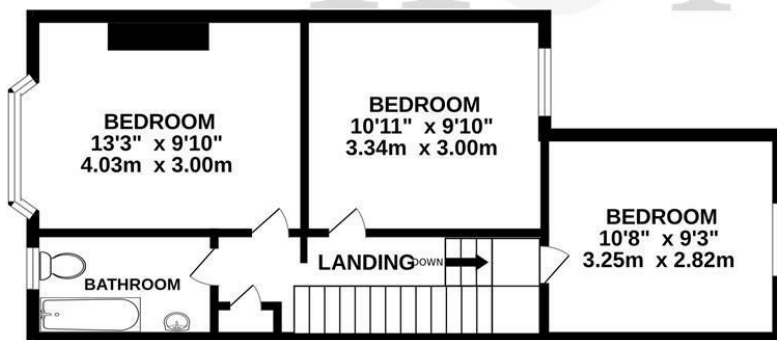
Council tax band: C

Parking zone: S

GROUND FLOOR



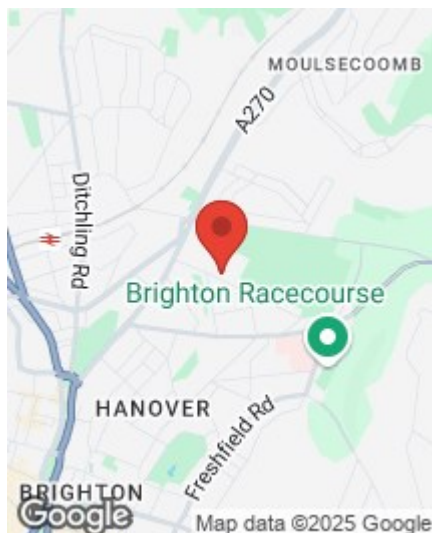
1ST FLOOR



TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

HEALY & NEWSOM

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk