

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Whippingham Road, East Sussex BN2 3PG

£1,750 PCM

UK GUARANTOR REQUIRED FOR ALL TENANTS PS&B are pleased to present this EXCEPTIONALLY SPACIOUS AND FULLY FURNISHED four double bedroom residence, ideally suited for PROFESSIONAL OR STUDENT SHARERS ONLY. Situated on a quiet residential street just off Lewes Road, the property offers convenient access to the city centre, local bus routes to both universities, and is within walking distance of Sainsbury's supermarket and other essential amenities.

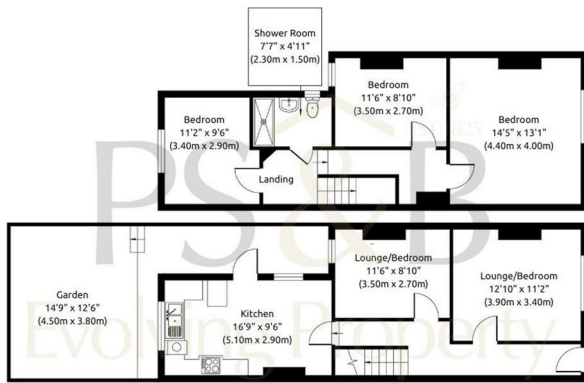
The ground floor comprises a bright, west-facing reception room with high ceilings, creating an inviting and airy living space. Adjacent is a generously proportioned, modern kitchen-diner equipped with a gas hob, electric oven, large fridge/freezer, washing machine, and ample under-stair storage. The kitchen opens onto a beautifully landscaped PRIVATE REAR GARDEN, perfect for outdoor relaxation or entertaining. A well-sized double bedroom is also located on this level.

Upstairs, the first floor hosts three further double bedrooms, each retaining charming period features including decorative original fireplaces. The west-facing principal bedroom features painted white WOODEN FLOORING AND GENEROUS PROPORTIONS. A contemporary shower room with a WALK-IN SHOWER completes the upper level.

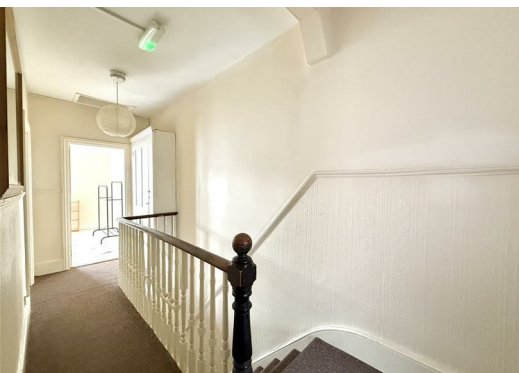
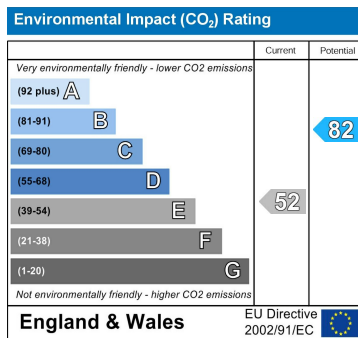
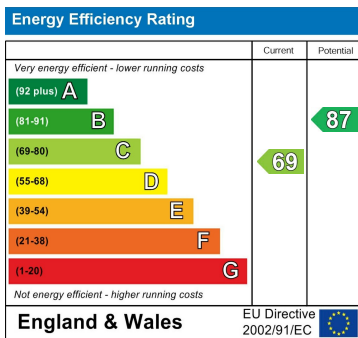
Additional benefits include GAS CENTRAL HEATING throughout, plentiful storage options, and a private rear garden. This property offers a harmonious blend of period character and modern convenience, making it an ideal home for sharers seeking comfort, space, and accessibility in a prime Brighton location.

Offered unfurnished and available immediately.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk