



Price

£450,000

Freehold

5x 2x 1x

**Whippingham Road,
Brighton, East Sussex,
BN2**

cubitt & west
Helping you move forwards



Main features

- Located in the popular residential area of Elm Grove
- Sunny rear garden
- Large property with spacious rooms
- Excellent local amenities, transport links & schools
- Chain free

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 9'11 x 7'9 (3.02m x 2.36m)

Dining room: 12'7 x 10'0 (3.84m x 3.05m)

Office/ Bedroom 4: 11'5 x 9'5 (3.48m x 2.87m)

Living Room : 13'4 x 11'8 (4.07m x 3.56m)

FIRST FLOOR

Landing

Bedroom 1: 13'4 x 10'8 (4.07m x 3.25m)

Bedroom 2: 11'7 x 9'5 (3.53m x 2.87m)

Bedroom 3: 12'1 x 10'0 (3.69m x 3.05m)

Shower Room

Bathroom

OUTSIDE

Front & Rear Garden

Ground Floor
Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor
Approx. 52.1 sq. metres (560.8 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING: **D(64)** | CURRENT: **D(64)** | POTENTIAL: **B(87)**



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