

# PHILLIPS & STILL

Whitehawk Road, Brighton

Asking Price of £325,000



- **A three bedroom freehold terraced house**
- **Rear garden**
- **Off street parking**
- **No Onward Chain**
- **Perfect first time or investment purchase**

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)





This charming three-bedroom freehold terrace house is situated in a highly sought-after area of Brighton, making it an attractive option for families and investors alike.

**\*\*Ground Floor:\*\*** Upon entry, you're welcomed by a spacious sitting room, perfect for relaxation and entertaining. The fitted kitchen is well-equipped, accompanied by a convenient bathroom and an additional WC, enhancing the practicality of the living space.

**\*\*First Floor:\*\*** Ascend to the first floor, where you'll find three generously sized double bedrooms. The master bedroom is particularly impressive, measuring over 17 feet in length, providing ample space for comfort.

**\*\*Outdoor Space:\*\*** One of the standout features of this property is its off-road parking, a valuable asset in this bustling area. The good-sized sunny rear garden is ideal for outdoor activities and gatherings.

This property is being sold with no onward chain, making it a hassle-free purchase. Whether you're looking for a family home or a promising investment opportunity, this house ticks all the boxes.



## Accommodation

### GROUND FLOOR

#### SITTING ROOM

17' 11" x 10' 0" (5.46m x 3.05m)

#### KITCHEN

11' 3" x 9' 7" (3.43m x 2.92m)

#### BATHROOM

#### WC

### FIRST FLOOR

#### BEDROOM

11' 11" x 9' 11" (3.63m x 3.02m)

#### BEDROOM

11' 6" x 8' 3" (3.51m x 2.51m)

#### BEDROOM

17' 10" x 9' 11" (5.44m x 3.02m)

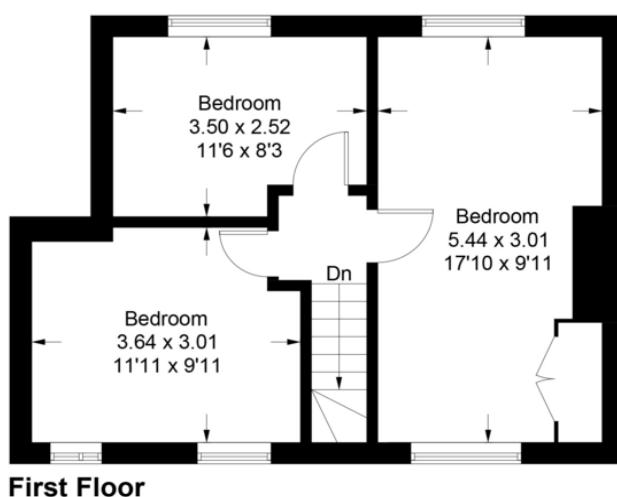
### OUTSIDE

#### OFF ROAD PARKING

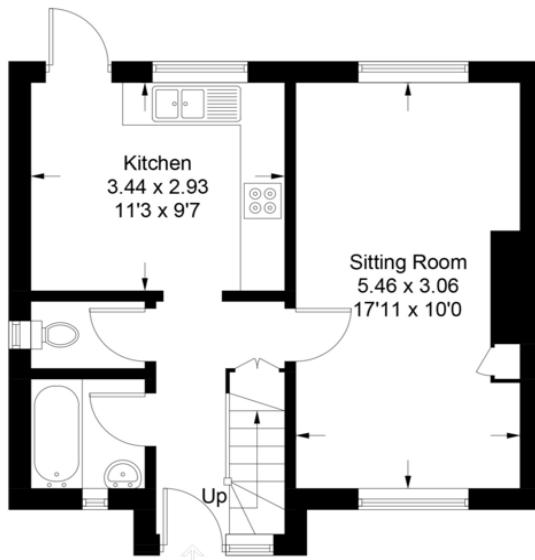
#### REAR GARDEN

### Whitehawk Road, Brighton, BN2 5FJ

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

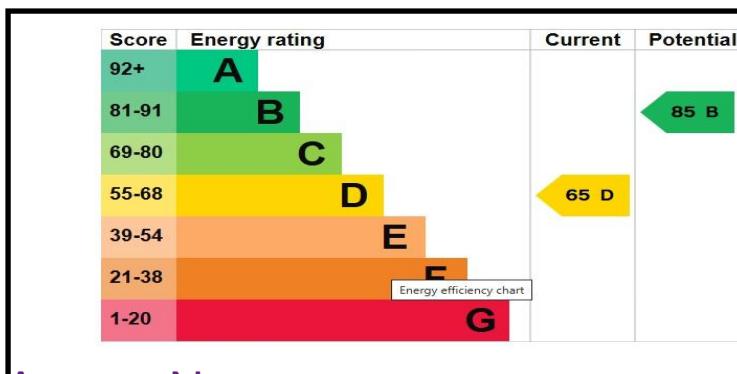




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.help tobuy.org.uk](http://www.help tobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Phillips & Still**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
112 Western Road, Brighton, East Sussex, BN1 2AB  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)