

## Widdicombe Way, Brighton, BN2 4TG

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

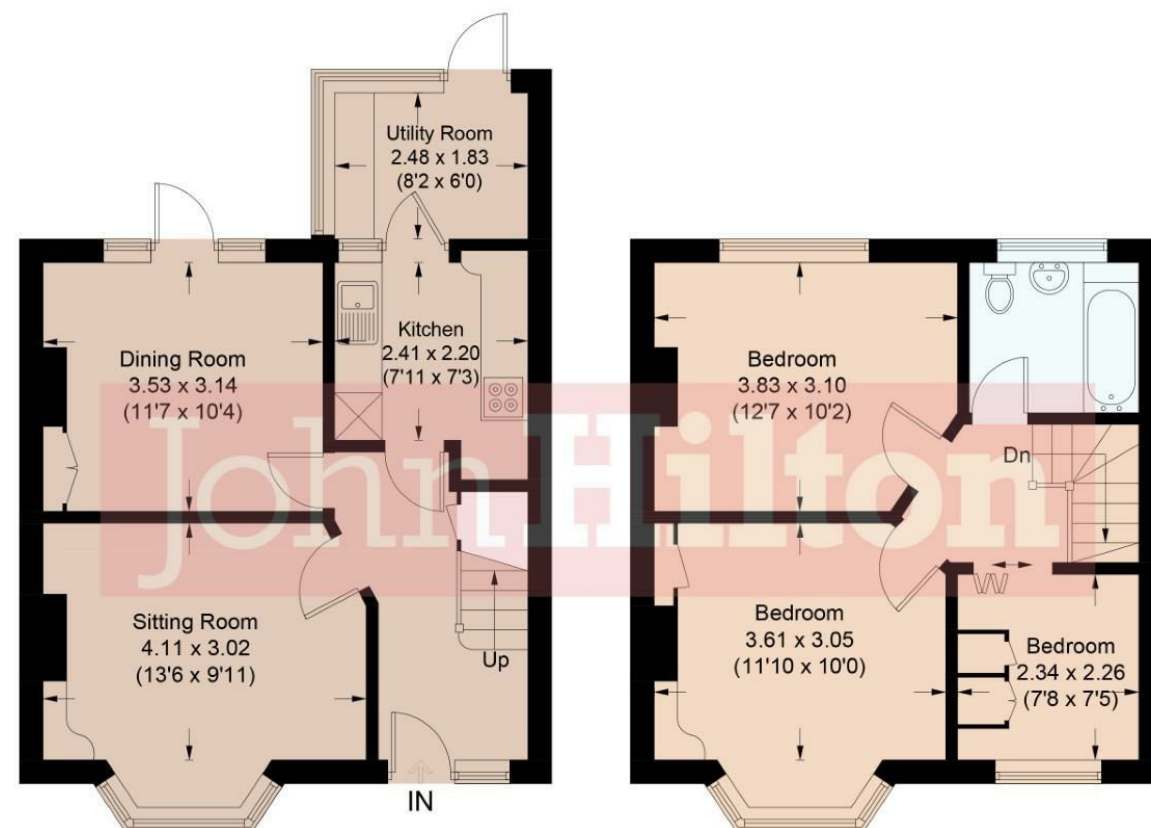


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 917.00 sq ft

26 Widdicombe Way, Brighton, BN2 4TG

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## £325,000 Freehold



## 26 Widdicombe Way Brighton, BN2 4TG

\*\*\* NO ONWARD CHAIN \*\*\*

Favourably positioned on a regular bus route, close to a local convenience shop in the increasingly popular Bevendean area of Brighton, this three-bedroom 1930's family home enjoys well-proportioned front and rear gardens and retains many of its original features. Alongside the three bedrooms and bathroom situated on the first floor, there are two reception rooms and a separate kitchen to the ground floor. Internally, the property is considered to be in good order whilst offering its new owner the potential to make their own mark through improvement, alteration and extension, should they wish.

### Approach

Front garden laid to lawn with mature shrubs including Hydrangea, Rosemary and festive Holly bush. Pathway leads up to a double-glazed front door with window to side, opening into:

### Entrance Hall

Stairs ascend to first floor landing with storage cupboard under housing electric consumer unit and electric meter. Radiator, dado rail, picture rail, original timber panelled door into:

### Sitting Room

4.11m x 3.02 (13'5" x 9'10")

Double-glazed bay window overlooking front garden with radiator under, picture rail and feature fireplace (not tested) with timber surround.

### Dining Room

3.53 x 3.14 (11'6" x 10'3")

Double-glazed door with twin windows to either side opens onto garden. Original built-in cabinet to alcove with glass display unit and cupboard under, radiator and feature fireplace (not tested) with tall timber surround.

### Kitchen

2.41m x 2.20m (7'10" x 7'2")

Double-glazed door into lean-to with window to side. Fitted kitchen comprising matching wall and base units, worktops with part-tiled surround, single-bowl stainless steel sink with drainer and mixer tap, space and plumbing for under-counter fridge and freestanding gas cooker.

### Utility

2.48m x 1.83m (8'1" x 6'0")

Single-glazed Crittall-framed windows to side and timber back door opens onto garden. Currently housing under-counter freezer and washing machine.

### First Floor Landing

Hatch offering access into loft space.

### Bedroom

2.34m x 2.26m (7'8" x 7'4")

Double-glazed window to front with radiator under.

### Bedroom

3.61m x 3.05m (11'10" x 10'0")

Double-glazed bay window to front with radiator under, picture rail, original built-in wardrobe, corner shelf, boarded-up fireplace.

### Bedroom

3.83m x 2.26m (12'6" x 7'4")

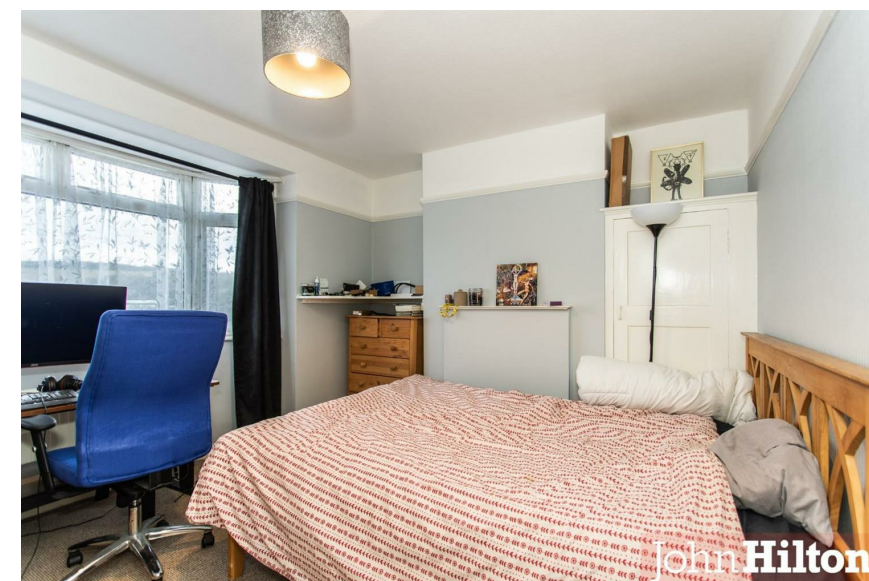
Double-glazed window overlooking rear garden with radiator under, wall-mounted combi boiler.

### Bathroom

Obscure double-glazed window to rear. Three-piece bathroom suite comprising panel-enclosed bath with mixer tap and hand-held shower attachment on riser, pedestal wash hand basin and low-level WC. Wall-mounted bathroom cabinet, part-tiled surround, radiator and vinyl floor.

### Rear Garden

Mature garden with shrubs, trees and shed.



| Energy Efficiency Rating                    |                         |                                             |
|---------------------------------------------|-------------------------|---------------------------------------------|
|                                             | Current                 | Potential                                   |
| Very energy efficient - lower running costs |                         |                                             |
| (92 plus) A                                 |                         | 85                                          |
| (81-91) B                                   |                         |                                             |
| (69-80) C                                   |                         |                                             |
| (55-68) D                                   | 67                      |                                             |
| (39-54) E                                   |                         |                                             |
| (21-38) F                                   |                         | Not energy efficient - higher running costs |
| (1-20) G                                    |                         |                                             |
| England & Wales                             | EU Directive 2002/91/EC |                                             |

Council Tax Band: **C**

- NO ONWARD CHAIN
- 1930's Family Home
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- First Floor Bathroom
- Potential to Extend (STPC)
- On Regular Bus Route
- Easy Access to Countryside Walks
- Convenient for Universities