



67 Widdicombe Way, Brighton, BN2 4TH

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Living Room/Dining Room * Kitchen with door to rear garden.

First Floor: Three double bedrooms* Bathroom

Outside: West facing rear garden with raised patio leading to lawn area.

This three-bedroom terraced home offers an excellent opportunity for buyers looking to modernise and add value. In need of some improvement throughout, it provides a well-proportioned layout, great natural light, and plenty of potential to create a personalised family space.

The property opens into a light and welcoming entrance hall, leading through to a spacious living/dining room with sliding double glazed patio doors that open directly onto the rear garden - ideal for relaxed indoor-outdoor living. The kitchen also enjoys access to the garden and offers scope for reconfiguration or updating to suit modern tastes. Upstairs, there are three bedrooms along with a family bathroom.

The lovely west facing rear garden is a real highlight, enjoying afternoon and evening sunshine and benefitting from side access, making it practical for bikes, bins, or gardening.

The property is offered with no onward chain, ensuring a smoother and faster move for the right buyer.



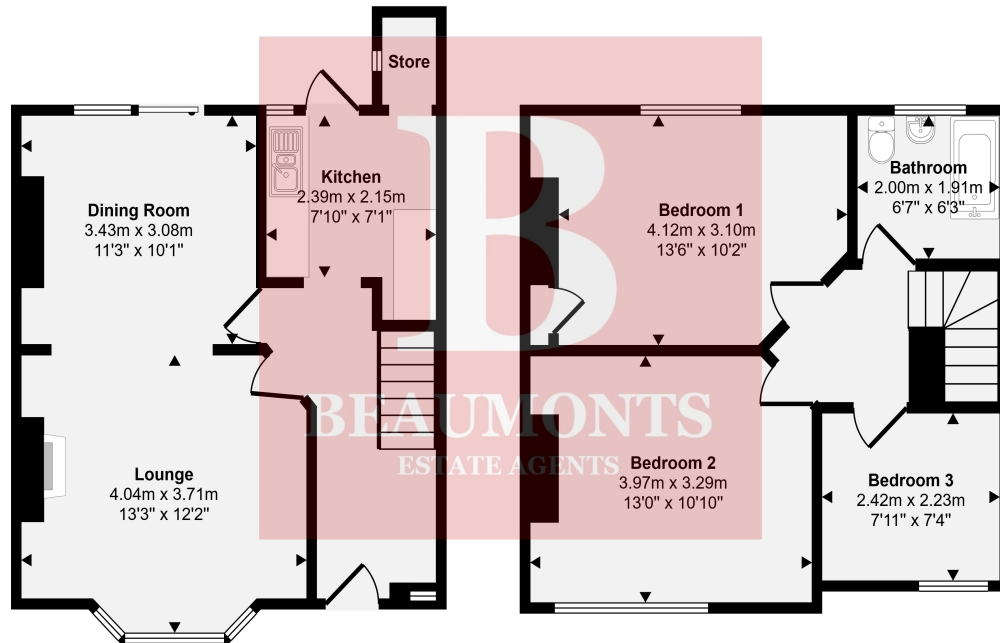
Widdicombe Way is situated in Bevendean, with local shops, takeaways, and Lewes Road's wider range of amenities just a short walk away. For leisure, Moulsecoomb Leisure Centre offers a gym and sports facilities, while Stanmer Park is perfect for walks, cycling, and picnics amid the South Downs.

Brighton city centre is just 2.5 miles away, with Moulsecoomb Station providing quick trains to Brighton, Lewes, London, and the coast, and regular buses connecting to the city, seafront, and suburbs. The area is also ideal for students, with the University of Brighton and University of Sussex within easy reach.

Parking: On-street permit parking in zone D
EPC: E



Approx Gross Internal Area
83 sq m / 890 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.