

22 Whippingham Road

Brighton, BN2 3PG

Asking price £350,000

Whippingham Road is a quiet residential road, primarily consisting of young families, located within the Elm Grove district of Brighton close to all the city has to offer.

There are plenty of green spaces nearby including The Level, Queens Park and William Clarke Park ('The Patch') with a playground and pond that hosts community events whilst the seafront is less than a thirty minute walk away.

Regular bus services can be found on Elm Grove leading both in and out of Brighton whilst Brighton mainline station is just over a mile away. For those that drive, the A270 leads directly on to the A27.

Whippingham Road is within the catchment area for a number of well-regarded schools including, but not limited to, St. Lukes, Elm Grove and Fairlight primary schools and Dorothy Stringer and Varndean secondary schools.

Elm Grove and Lewes Road host a variety of coffee shops, restaurants, convenience stores and artisan shop including The Flour Pot Bakery just a five minute walk away and The Hartington Pub - a popular family pub.



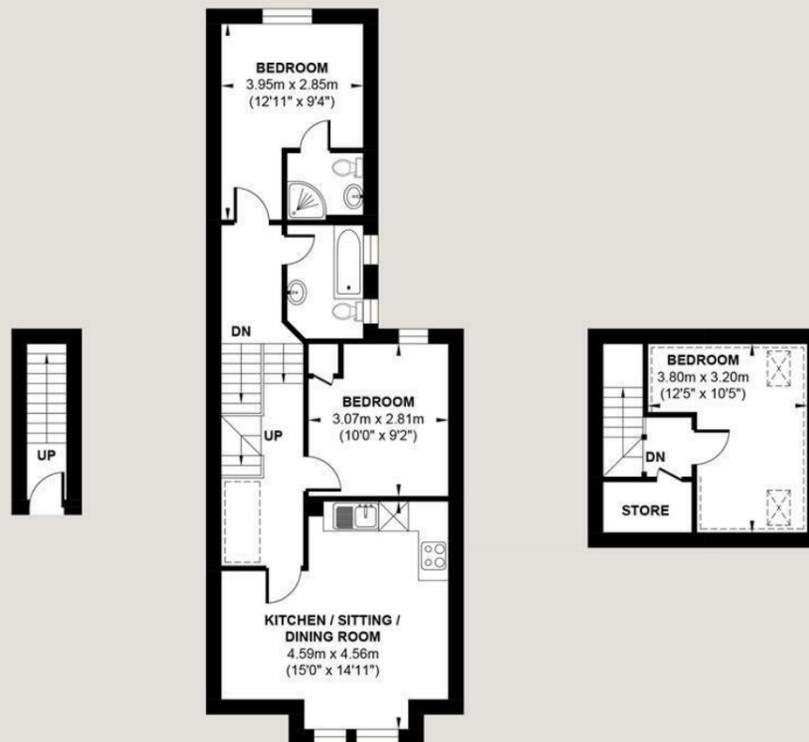
- MAISONETTE
- 2 BATHROOMS
- SHARE OF FREEHOLD
- CHAIN FREE
- GOOD CONDITION
- 3 BEDROOMS
- OPEN PLAN KITCHEN
- GREAT LOCATION
- CURRENTLY RENTED

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

WHIPPINGHAM ROAD

Approx. Gross Internal Floor Area = 70.35 sq m / 757.23 sq ft

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



GROUND FLOOR
Approximate Floor Area
27.01 sq ft
(2.51 sq m)

FIRST FLOOR
Approximate Floor Area
562.52 sq ft
(52.26 sq m)

SECOND FLOOR
Approximate Floor Area
167.70 sq ft
(15.58 sq m)



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All measurements are approximate

