



## 86 Whippingham Road, Brighton, BN2 3PG

£585,000 Freehold

An ideal four double bedroom, two bathroom family home located in a SOUGHT AFTER area of Brighton, close to a wide range of local amenities. Arranged over three well-designed floors, the property offers SPACIOUS and versatile living throughout. The ground floor features a BRIGHT through lounge and a GENEROUS kitchen diner, perfect for both everyday living and entertaining. The first floor comprises three good sized bedrooms and a MODERN family bathroom, while the top floor boasts a large attic bedroom complete with an EN SUITE bathroom, providing a private and peaceful retreat. Available CHAIN FREE. Viewings are by appointment only and highly recommended. Energy Rating: C69. Exclusive to Maslen Estate Agents.

### **Entrance Hallway**

doors to:

### **Lounge Diner**

Brick built fireplace with log burner, original wood flooring, radiators, fitted shelves, double glazed windows.

### **Kitchen Breakfast Room**

A range of grey wall and base units, built in appliances, breakfast bar with stools and door to garden,

### **Master Bedroom**

Facing front with fitted shelves, free standing wardrobe, original wood floor and radiator.

### **Bedroom Two**

At the rear of the house with radiator and double glazed window, could be used as an office.

### **Bedroom Three**

Double glazed window to rear, beige carpet,

### **Attic room**

A beautiful eaved room, radiator, double glazed window and door to:

### **En Suite Shower Room**

Shower cubicle, wash basin and low flush toilet,

### **Outside**

### **Rear Garden**

Lawned section, area laid to decking, garden shed.

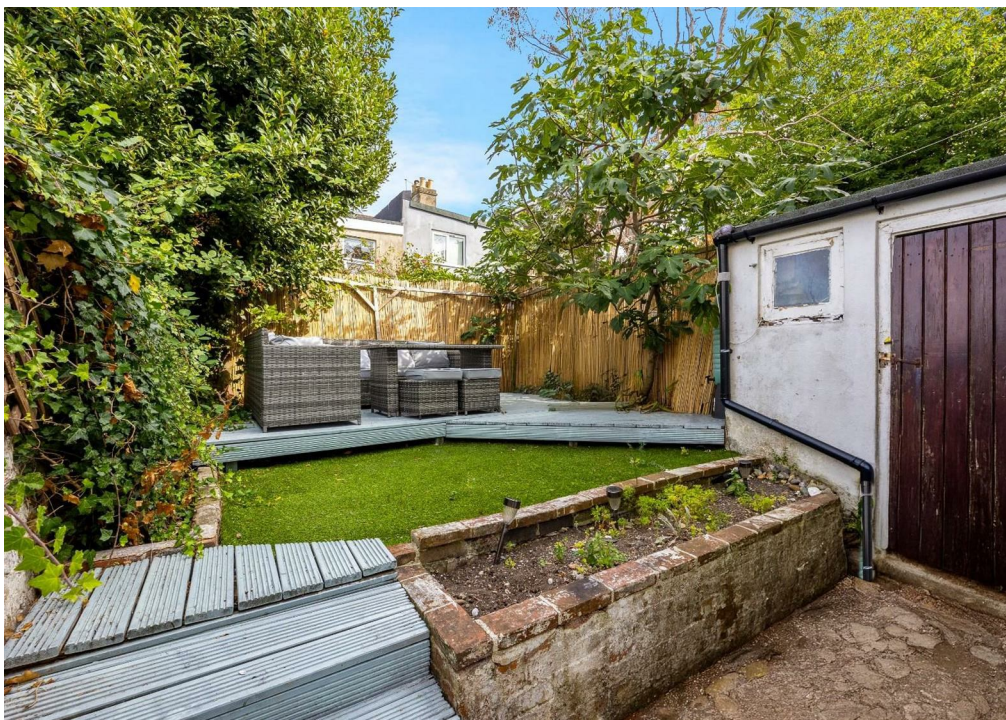
### **Total approx Floor Area**

125.8 sq.m (1,354 sq.ft)

### **Parking Zone S**

### **Council Tax Band D**

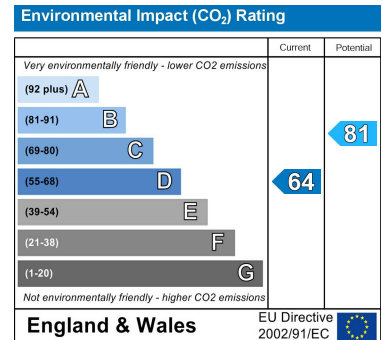
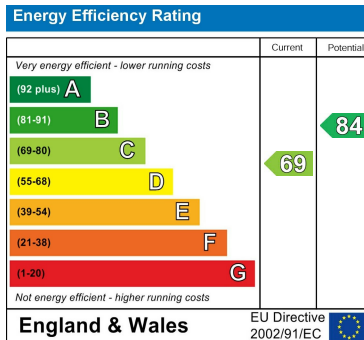
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TOTAL APPROX. FLOOR AREA 125.8 SQ.M. (1354 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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