



81 Whippingham Road
Brighton, BN2 3PF

£575,000
Freehold

UWS1219

- No Onward Chain
- Three Bedroom Terrace House
- 20'3 x 14'8 West Facing Patio Garden
- Through Sitting/Dining Room
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- Gas Central Heating
- Mostly Upvc Double Glazed
- Kitchen/Breakfast Room With Bi-Folding Doors To Garden
- Family Bathroom
- Ground Floor WC
- Potential To Extend (STNPP).
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**** STUNNING KITCHEN/DINER WITH BI-FOLD DOORS OUT TO AN AMAZING WEST FACING GARDEN. NO CHAIN **** (Viewings start from 17 July 2025) There is no question this is an impressive family home, located on the favoured West side. 3 Double bedrooms, large through lounge/diner, a stylish bathroom on the first floor and potential to extend, as others in the road have, subject to the usual planning regulations required. The very impressive well designed kitchen/diner is the jewel of this home, with a lovely flow from inside, out to the garden, on the same level. Viewing is highly recommended. (EPC Rating C - 70) 105 Square meters internally.

Front door opening into;

Entrance Hallway

Stripped wooden floor boards, radiator, stairs rising to the first floor, doors to the sitting room and dining room and ground floor wc and kitchen.

Ground Floor Wc

Low level wc, hand basin.

Sitting Room 13' 4" x 11' 3" (4.07m x 3.43m)

Box bay double glazed window to the front, stripped wooden floor boards, exposed brick wall, exposed brick chimney breast, fireplace, radiator, the current owner has installed partition doors between the sitting room and dining room which can be closed to separate the two rooms or leave them open to create a through sitting/dining room.

Dining Room 11' 5" x 9' 1" (3.48m x 2.77m)

Stripped wooden floor boards, upvc double glazed window to rear.

Kitchen/Breakfast Room 19' 8" x 10' 6" (6.0m x 3.20m)

Exposed brick wall to one side, tiled floor, upvc double glazed window to the side, further window to the side, bi-folding doors opening out onto the rear garden, radiator. Range of fitted cupboards with working surfaces over, inset sink and drainer unit, inset gas hob with extractor hood over, fitted electric oven, integrated fridge. integrated freezer, integrated dishwasher, integrated washing machine.

Returning to the entrance hallway, stairs rise to the first floor landing; stripped wooden floor boards, loft hatch with pull down ladder to the loft, the loft has a Velux window to the rear, doors to the three bedrooms and bathroom.

Bedroom 13' 11" x 10' 3" (4.25m x 3.13m)

Upvc double glazed window to the rear, radiator, stripped floor boards.

Bathroom 8' 5" x 6' 3" (2.56m x 1.90m)

White suite comprising panelled bath with hand held shower attachment, vanity unit with basin, low level wc, ladder style towel radiator. opaque upvc double glazed window to the side.

Bedroom 11' 5" x 9' 1" (3.48m x 2.77m)

Upvc double glazed window to the rear, radiator, stripped floor boards, fitted shelving and hanging rail to one side of the chimney breast.

Bedroom 14' 2" x 13' 5" (4.33m x 4.08m)

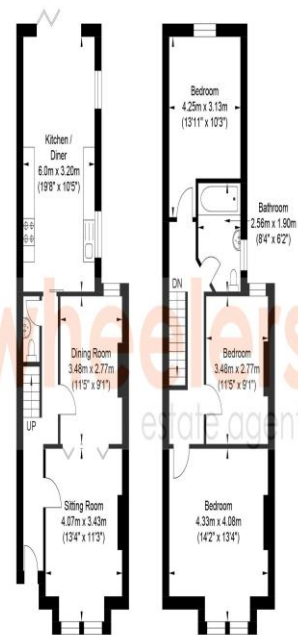
Upvc double glazed box bay window to the front, radiator, stripped wooden floor boards, fitted shelving and hanging space to one wall.

Rear Garden 20' 3" x 14' 8" (6.17m x 4.47m)

Beautifully presented patio garden enjoying a westerly aspect and enclosed by walled boundaries, bespoke L shaped seating area, travertine tiled patio.

Tenure; Freehold
Council Tax; Band C

Whippingham Road



Ground Floor
Approximate Floor Area
553.15 sq ft
(51.39 sq m)

First Floor
Approximate Floor Area
559.61 sq ft
(51.99 sq m)



Approximate Gross Internal Area = 103.38 sq m / 1112.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

81 Whippingham Road BRIGHTON BN2 3PF	Energy rating	Valid until:	2 July 2035
	C	Certificate number:	0390-2789-8530-2205-8225

Property type Mid-terrace house

Total floor area 105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

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INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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