



Ground Floor Flat, 10 Whippingham Road, Brighton BN2 3PG

Asking Price Of £265,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING ROOM
- PRIVATE GARDEN
- NO ONWARD CHAIN
- SHARE IN THE FREEHOLD
- DESIRABLE LOCATION



01273 778577
whitlockandheaps.co.uk

Whitlock and Heaps are delighted to offer to market this one double bedroom apartment forming the level ground floor of this Victorian bay fronted property that is presented in good decorative order throughout with a white bathroom suite and modern kitchen that has direct access onto the private rear garden. The property also benefits from a separate living room, UPVC double glazed windows and gas central heating. Being sold with a share in the freehold and no onward chain. The property is situated in this central and convenient location within walking distance of the City Centre and local amenities.

OUTGOINGS

SHARE OF FREEHOLD
LEASE

MAINTENANCE On an ad hoc basis

COMMUNAL ENTRANCE Meters and electrics.

HALLWAY Understairs storage, separate storage cupboard.

KITCHEN Incorporating stainless steel single bowl sink unit, vinyl work surfaces with cupboards under and opposite eye-level matching cupboards with drawers below, integrated fridge, freezer, washing machine and dishwasher, 'Lamona' 4-ring electric hob with extractor above and electric oven below, cupboard housing 'Ideal' combination gas-fired boiler, dual aspect UPVC double glazed windows overlooking garden, radiator.

LIVING ROOM UPVC double glazed bay window with westerly aspect, radiator, ceiling rose and corning.

BEDROOM UPVC double glazed window overlooking garden, radiator.

BATHROOM Comprising white bathroom suite, partially tiled, panelled bath with shower unit over, mounted heated towel rail, pedestal wash-hand basin with mixer tap, extractor fan, frosted UPVC double glazed window, low level w.c.

OUTSIDE

REAR GARDEN Being laid to patio with flower borders, walled on three sides.

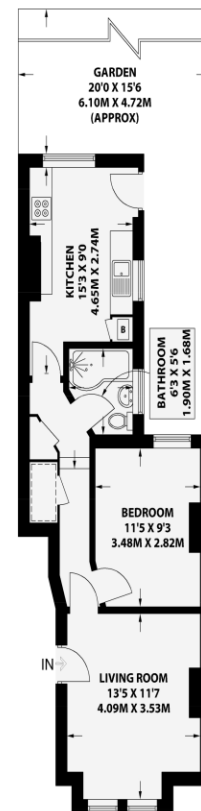
FRONT Small front shingled patio being walled to front and tiled walkway to door. Gas meters at rear.

WHIPPINGHAM ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
483 sq ft / 44.9 sq m

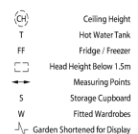
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
494 sq ft / 45.9 sq m



Ground Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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