



Ground Floor Flat, 90 Whippingham Road, Brighton BN2 3PG

Asking Price Of £270,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- REAR GARDEN
- SHARE OF FREEHOLD
- DOUBLE GLAZED WINDOWS
- NEUTRALLY DECORATED THROUGHOUT

Whitlock and Heaps are pleased to offer to market this ground floor flat being presented in good decorative order with a kitchen/breakfast room leading onto the private rear garden. The one double bedroom accommodation includes a separate living room and white bathroom suite. Being sold with a share in the freehold and no onward chain.

Situated in this convenient location within walking distance of Brighton city Centre with the mainline station and seafront also being easily accessible.

HALLWAY Understair cupboard, separate storage cupboard, radiator.

LIVING ROOM UPVC double glazed window, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer tap, drainer and tiled splashback, vinyl work surfaces with cupboards under and matching eye level cupboard, four ring gas hob with oven below and extractor above, dual aspect North/East facing UPVC double glazed windows, frosted door to garden, Worcester gas fired combination boiler, radiator.

BEDROOM UPVC double glazed window overlooking garden, radiator.

BATHROOM Comprising white bathroom suite with panelled bath and shower over being fully tiled, pedestal wash hand basin, UPVC double glazed frosted window, radiator, low level w.c.

GARDEN Being mainly patio with borders, fenced to sides, outhouse with electrics.

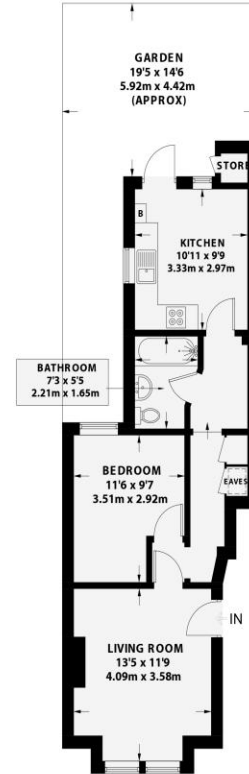
OUTGOINGS Share of freehold
Ad-hoc maintenance

WHIPPINGHAM ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
495 sq ft / 46.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
499 sq ft / 46.4 sq m



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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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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