

PHILLIPS & STILL

Whitehawk Road, Brighton

£250,000 - £260,000



- **A Spacious Purpose Built Ground Floor Apartment**
- **Two Double Bedrooms**
- **Bay Fronted Lounge / Diner**
- **Separate Kitchen / Breakfast Room**
- **Large Store Room**

To view all our homes: phillipsandstill.co.uk

Robert Lodge, Whitehawk Road, Brighton, BN2 5FG



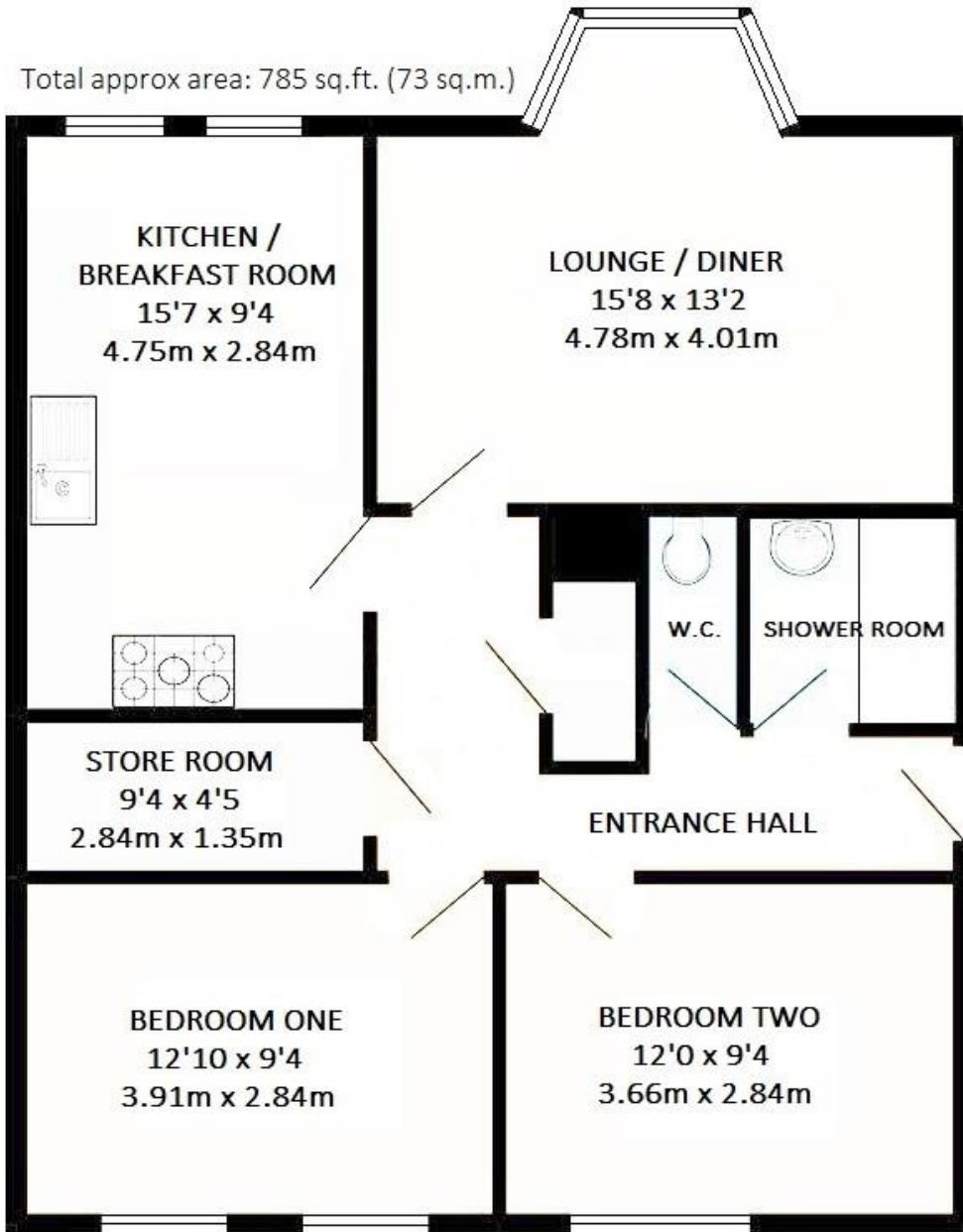
This is the perfect first time buy, rental investment or second home with its' spacious living accommodation and fantastic residential location in East Brighton close to excellent local schools catering to all ages, parks, local shops & amenities, Brighton Racecourse and Brighton Marina if it's entertainment you're looking for. The street has a very welcoming, community feel with abundant easy parking readily available. It is presented for sale with no onward chain so is ready for someone to pack their bags & move straight into.

Accommodation comprises of entrance hall, modern shower room and separate W.C., two double bedrooms both with a peaceful rear aspect, a large store room, a bright bay fronted lounge / diner and modern kitchen / breakfast room with space for a table & chairs.

Viewings are highly recommended!



Total approx area: 785 sq.ft. (73 sq.m.)



Ground Floor

Accommodation

GROUND FLOOR

ENTRANCE HALL

With large built-in storage cupboard

SHOWER ROOM

5' 9" x 5' 8" (1.75m x 1.73m)

SEPARATE W.C.

BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM ONE

12' 10" x 9' 4" (3.91m x 2.84m)

STORE ROOM

9' 4" x 4' 5" (2.84m x 1.35m)

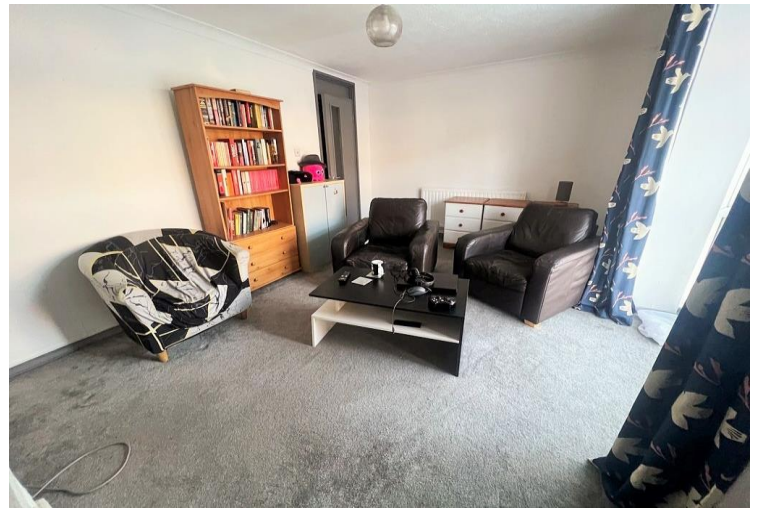
KITCHEN / BREAKFAST ROOM

15' 7" x 9' 4" (4.75m x 2.84m)

BAY FRONTED LOUNGE / DINER

15' 8" x 13' 2 max into bay" (4.78m x 4.01m)





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	75 C
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk