

PHILLIPS & STILL



- A spacious one bedroom ground floor converted flat
- Additional dining/work from home space
- Private rear patio garden
- Good decorative order throughout
- Share of Freehold

Whippingham Road, Brighton, BN2 3PF

Guide Price £265,000 - £275,000

A spacious one bedroom ground floor flat located in a highly desirable area close to Brighton City Centre. The property is in good decorative order has the benefit of an additional dining room/study and a sunny rear patio garden. The property is also being sold with a Share of Freehold.



Property Description

This well presented one-bedroom ground-floor converted flat is located on the sought-after Whippingham Road in Brighton, offering a perfect blend of charm, space, and modern convenience. The property has been thoughtfully designed to maximize its layout, making it an ideal choice for a range of buyers, from first-time homeowners to those looking to downsize without compromising on quality.

The flat benefits from a generously proportioned living space, flooded with natural light that enhances its welcoming ambiance. An additional dining area, which could also serve as a home office, provides a versatile space for working, entertaining, or simply enjoying meals with friends and family.

One of the standout features of this property is the private rear patio garden. Perfectly suited for outdoor dining, this tranquil space offers a peaceful retreat from the bustle of city life. It's a rare find in Brighton, providing a sense of seclusion while being just moments away from local amenities.



The flat is further enhanced by its share of the freehold, a significant advantage for homeowners seeking long-term security and fewer restrictions. Its location is another highlight, with Brighton city centre easily accessible. This means you're within reach of vibrant shops, cafes, restaurants, and cultural attractions, while excellent transport links make commuting or exploring the wider area a breeze.

Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13' 4" into bay" x 11' 6" (4.06m x 3.51m)

KITCHEN

11' 2" x 10' 1" (3.4m x 3.07m)

DINING AREA/STUDY

8' 5" x 5' 4" (2.57m x 1.63m)

BEDROOM

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

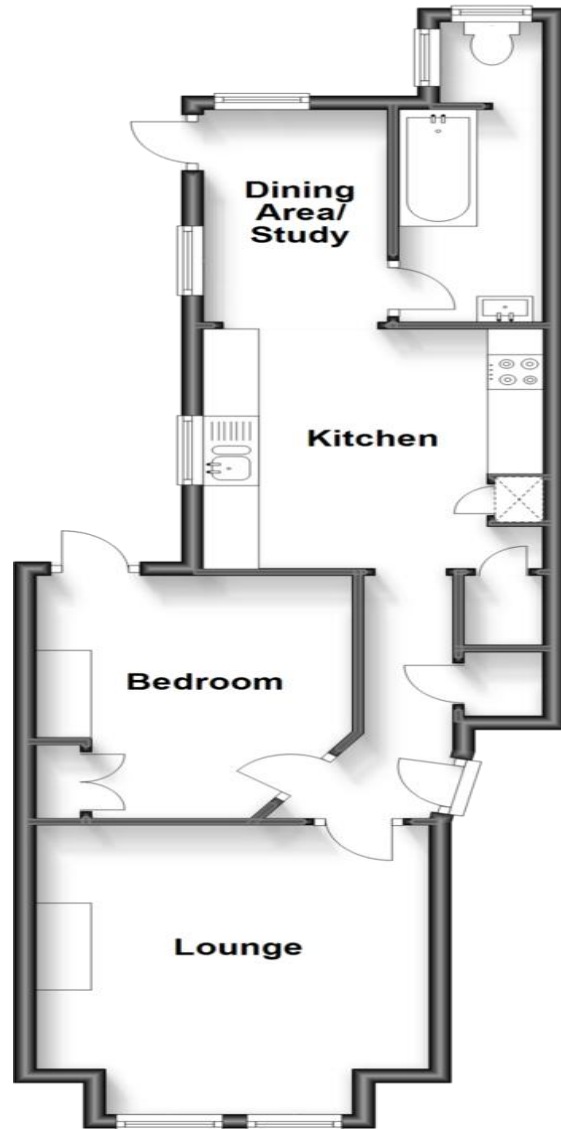
BATHROOM

OUTSIDE

REAR PATIO GARDEN



Ground Floor
Approx. 50.5 sq. metres (544.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
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 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

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