

Hawkhurst Road, Brighton

Asking Price £375,000



- Two-bedroom end of terrace house built in 2018
- Modern open plan living
- Luxury bathroom suite plus downstairs WC
- Popular residential location
- Good size rear garden with garage to the rear



This two-bedroom end-of-terrace house, built in 2018, offers a contemporary living experience in a sought-after residential area. The modern open-plan design features a fully fitted kitchen, ideal for entertaining. A luxury bathroom suite enhances the comfort, complemented by a convenient downstairs WC.

The property boasts a good-sized rear garden with access to a garage, adding valuable storage or workshop space. Located near various local amenities and reputable schools, it benefits from frequent bus services to the city center and easy access to the A27.

Importantly, the property is being sold with no onward chain, making it an attractive option for buyers looking for a smooth transaction.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING  
AREA/KITCHEN  
17' 1" x 10' 11" (5.21m x 3.33m)

WC

## FIRST FLOOR

BEDROOM  
8' 8" x 13' 0" (2.64m x 3.96m)

BEDROOM  
10' 1" x 11' 1" (3.07m x 3.38m)

FAMILY BATHROOM

## OUTSIDE

REAR GARDEN

GARAGE



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>1)</sup>

608.43 ft<sup>2</sup>  
62.10 m<sup>2</sup>

<sup>1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GR4/TF340





## 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](mailto: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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

## Directions

For directions to this property please contact us.

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**01273 771111**

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