



## Whippingham Road, Brighton

- ONE BEDROOM GARDEN
- SHARE OF FREEHOLD FLAT
- IDEAL FIRST TIME BUY
- HIGHLY SOUGHT AFTER LOCATION
- NO ONWARD CHAIN

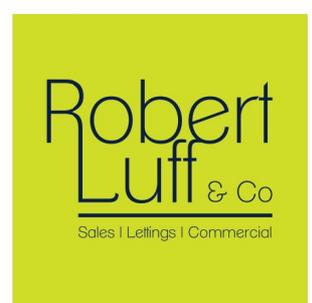
Guide Price  
**£265,000**  
Share of Freehold

\*\*\* GUIDE PRICE £265,000 - £275,000 \*\*\*

Robert Luff & Co are delighted to bring to market this fantastic one bedroom ground floor apartment located in the ever popular Elm Grove / Hanover area. Accommodation currently offers one bedroom, living area with period features, separate kitchen/diner, shower room and a well presented rear garden.

Whippingham Road is located within the hugely popular Elm Grove area of Brighton; Close to The Level recreation park, Brighton Open Market and within a mile of The North Laine and Brighton Mainline Station

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)





## Accommodation

### Entrance Hall

Front door leading to entrance hall. Two storage cupboards.

### Lounge 13'45 x 11'73 (3.96m x 3.35m)

Sash window to rear. Feature period fireplace. Solid wood floor. Radiator. Picture rail.

### Kitchen/Diner 15'08 x 9'53 (4.78m x 2.74m)

A range of matching wall and base units. Solid wood worktops incorporating sink with mixer tap and drainer. Built in oven. Built in gas hob. Extractor fan. Metro brick splashback. Spotlights. Radiator. Sash window to rear. Tiled floor. Double doors to garden.

### Bedroom 11'52 x 9'46 (3.35m x 2.74m)

Sash window to rear. Radiator.

### Wet Room

Wet room walk in shower. Wash hand basin set into vanity unit. Low level flush WC. Heated towel rail. Spot lights. Window to side.

### Rear Garden

Garden to the side and rear of the property. Cobbled wall surrounds.

### AGENTS NOTES

Tenure: Share of Freehold  
Service Charge: As and When  
Council Tax: A  
EPC: TBC



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**Floor Plan**  
Approx. 46.4 sq. metres (499.4 sq. feet)



Total area: approx. 46.4 sq. metres (499.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.