Robert Luff & Co

Whippingham Street, Brighton

Freehold - Offers In Excess Of £500,000

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Description

Robert Luff & Co are delighted to bring to the market this well-proportioned three-bedroom end-of-terrace home, offering generous living accommodation, practical features and a convenient location, ideal for family life.

The ground floor features a spacious through lounge and dining room extending the full depth of the property. A bay window to the front allows plenty of natural light to fill the room, while the open-plan layout provides an excellent space for both relaxing and entertaining. To the rear, the kitchen offers ample worktop space and storage, complemented by a useful adjoining utility room, adding further practicality to the home.

On the first floor, there are three well-proportioned bedrooms, providing versatile accommodation for families, guests or those requiring a home office. The family bathroom is conveniently positioned off the landing.

Outside, the rear garden offers a private space for outdoor dining, entertaining or family enjoyment, with the added benefit of rear access. Further improvements include damp-proofing works completed in 2025 to both front bays and the ground-floor hallway, with a 20-year warranty providing additional peace of mind for prospective buyers.

The property is ideally positioned for a range of well-regarded local schools, including St Luke's Primary School, Queen's Park Primary School and Dorothy Stringer School. Queen's Park is also within easy reach, offering attractive green spaces, a playground and café. Brighton Station is approximately 1.5 miles away, providing regular mainline services to London and destinations along the south coast, while nearby bus routes offer convenient access across the city.

Local shops and everyday amenities are within walking distance, with Brighton city centre and the seafront also easily accessible. Combining spacious accommodation, a private rear garden and excellent access to schools, transport links and green spaces, this property represents an appealing opportunity for families



Key Features

- THREE BEDROOM END OF TERRACE HOUSE
- LARGE LOUNGE / DINER
- SEPARATE KITCHEN & SEPARATE UTILITY
- SPANNING OVER 1000 SQ FT
- POTENTIAL TO EXTEND STNP
- DAMP PROOFING CARRIED OUT IN 2025 WITH 20 YEAR WARRANTY





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Entrance Hall

Living / Dining Room
7.48 x 3.48 (24'6" x 11'5")

Kitchen
3.32 x 2.79 (10'10" x 9'1")

Utility Room
3.16 x 1.28 (10'4" x 4'2")

Stairs Leading To First Floor

Bedroom One
3.93 x 3.0 (12'10" x 9'10")

Bedroom Two
3.35 x 3.0 (10'11" x 9'10")

Bedroom Three
3.26 x 2.85 (10'8" x 9'4")

Bathroom

Agents Notes
EPC Rating: D
Council Tax Band: C













Floor Plan Whippingham Street

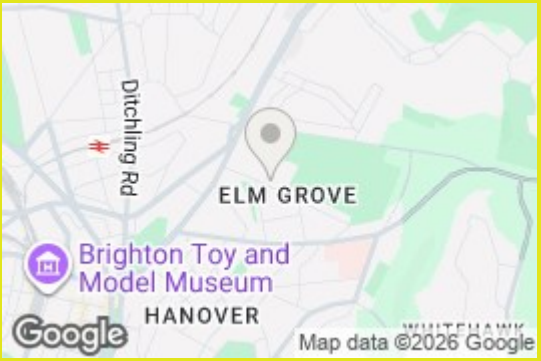
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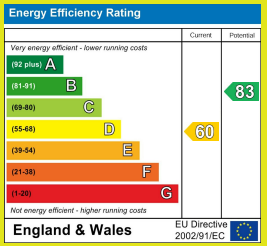


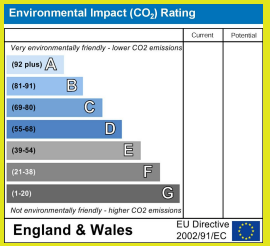
Ground Floor
Approximate Floor Area
558.75 sq ft
(51.91 sq m)

First Floor
Approximate Floor Area
495.03 sq ft
(45.99 sq m)

Approximate Gross Internal Area = 97.90 sq m / 1053.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.







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.

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