



## Whitehawk Crescent, Brighton

Price  
£365,000  
Freehold

- TWO DOUBLE BEDROOMS
- MODERN FITTED BATHROOM
- GOOD SIZED REAR GARDEN
- TERRACED HOME
- CLOSE PROXIMITY TO KEMP TOWN & BRIGHTON MARINA

Robert Luff & Co are delighted to bring to market this spacious two bedroom house situated on the East side of Brighton. Located in a quiet residential road, this terraced home is within easy reach of the bustling shops and cafes of Kemp Town. Conveniently located for those who work at the Royal Sussex County Hospital; the green open spaces of East Brighton Park and a choice of popular local schools are nearby. Accommodation comprises; Entrance hall, living room, kitchen, dining room, two double bedrooms and a modern fitted bathroom. Other benefits include a great sized rear garden.

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## Accommodation

Entrance Hall

Kitchen 9'6 x 8'3 (2.90m x 2.51m)

Dining Room 11'7 x 8'3 (3.53m x 2.51m)

Living Room 15'3 x 10'3 (4.65m x 3.12m)

Bedroom One 12'9 x 9'3 (3.89m x 2.82m)

Bedroom Two 12'9 x 9'3 (3.89m x 2.82m)

Bathroom

Agents Notes

Freehold

EPC: C

Council Tax: C

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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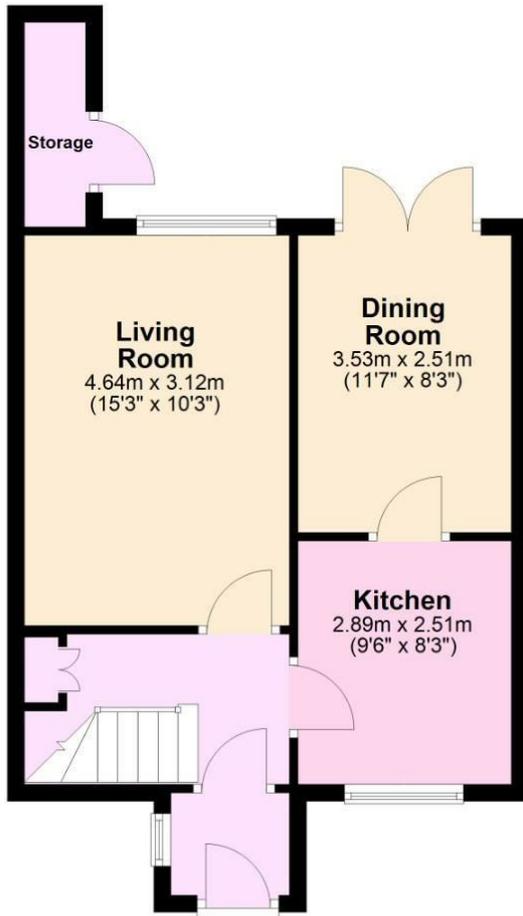


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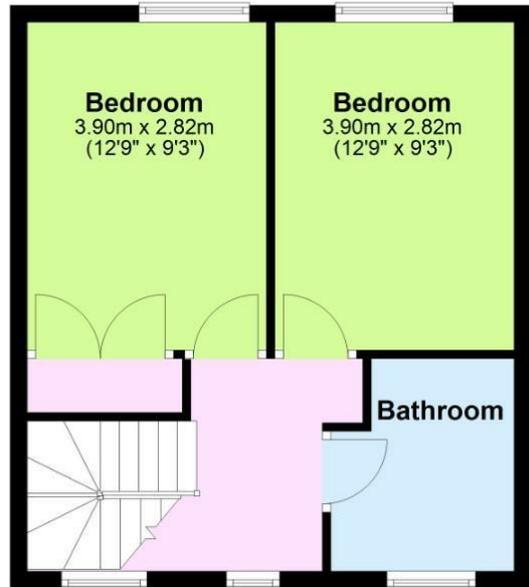
**Ground Floor**

Approx. 41.1 sq. metres (442.4 sq. feet)



**First Floor**

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 78.5 sq. metres (845.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.