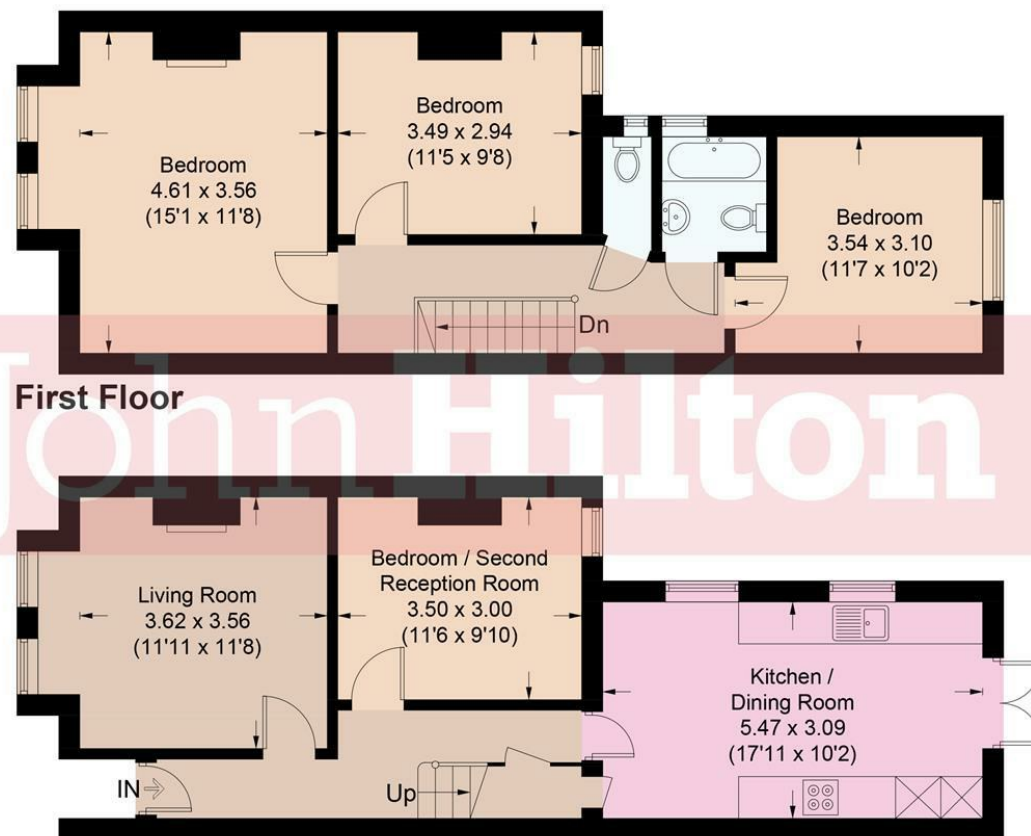


## Whippingham Road, Brighton, BN2 3PG

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft



First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1114.00 sq ft

78 Whippingham Road, Brighton, BN2 3PG

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**Guide Price £500,000-£525,000**  
**Freehold**





# 78 Whippingham Road Brighton BN2 3PG

\*\*\* GUIDE PRICE £500,000-£525,000 \*\*\*

John Hilton's are delighted to offer this three/four-bedroom, one/two reception, terraced house nestled between Elm Grove and Hartington Road. The property is being sold with no onward chain and vacant possession from 30/09/25 when the current tenancy expires, or to an HMO investor looking to expand their portfolio with potential for five letting rooms.

The entrance hall, with late-Victorian decorative ceiling arch and coving and understairs storage, leads to the living room with large double-glazed windows, feature fireplace, picture rail and decorative coved ceiling, and a second reception room (currently used as a fourth bedroom) with recesses perfect for shelving or wardrobe space. To the rear of the ground floor is a large, dual aspect, modern kitchen/dining room with two UPVC windows to the side and French doors onto the rear garden. Comprising a range of beige high-gloss units at both eye and base level, wooden worktops with tiled splashbacks, inset stainless steel sink with flexi mixer tap and drainer, integrated fridge-freezer, integrated eye-level 'Hotpoint' oven, 'AEG' induction hob with extractor above, 'Baumatic' washing machine, 'Beko' dishwasher, and 'Vaillant' Ecotec combi boiler.

Stairs ascend from the entrance hall to the first floor landing with access to the loft space which has potential for conversion (subject to usual consents) and has been prepared with plumbing and electrics. There are three double bedrooms, all with UPVC windows and presented in good decorative order, the main bedroom being west-facing while the second and third bedrooms are rear-facing. There is a fully-equipped main bathroom and a further separate WC.

The rear courtyard is two-tiered and low maintenance, the paved ground level having steps that lead up to a raised patio area with a section laid to slate and walled and fenced boundaries.

Viewings are advised on this well-presented house which is within walking distance of local schools and amenities including shops, pubs and cafes, as well as excellent bus services into Brighton city centre and Brighton's mainline station for links to Gatwick and London.



- Three/Four Bedroom Terraced House
- One/Two Reception Rooms
- Elm Grove District
- Modern Kitchen/Dining Room with Integrated Appliances
- Bathroom Plus Separate WC
- Period Features
- Double Glazing Throughout
- Rear Courtyard
- Proximity to Local Schools & Amenities
- Excellent Bus Services Nearby

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 62      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Council Tax Band: **C**