



## 15 Whippingham Road, Brighton, BN2 3PF

Offers over £250,000 Share of Freehold

An attractive and well presented 1 bedroom lower ground floor GARDEN FLAT situated in a popular street just off of Elm Grove close to Hanover. This property benefits from; a SUNNY WEST facing rear garden, it's own PRIVATE STREET ENTRANCE, separate fitted kitchen, a long lease & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D67  
Exclusive to Maslen Estate Agents

Front door to:

### **Hallway**

Electric panel heater, wall mounted cupboard housing electric and gas meter, wood effect flooring, recessed spotlights, doors to:

### **Lounge**

Bay window to front, wall mounted electric radiator, wall mounted electric fire.

### **Kitchen**

Range of wall and base units, roll edge worktop surfaces, inset stainless steel sink with mixer tap, inset 4 ring electric hob with integrated oven below and cooker hood over, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, window and door to rear.

### **Inner Hallway**

Electric panel heater, doors to:

### **Shower Room**

White suite comprising wash hand basin with mixer tap & vanity storage below, low level WC with push button flush, tiled shower cubicle with wall mounted shower fitment, tiled floor, wall mounted heated towel rail, extractor fan, fitted airing cupboard with slatted shelving and water cylinder.

### **Bedroom**

Window overlooking rear garden and patterned double glazed window to side, wall mounted electric radiator, recessed spotlights.

### **Rear Garden**

A sunny, easily maintainable, Westerly aspect garden with mature trees and shrubs. Patio area with outside light, water tap and external cupboard, steps down to paved patio area and shingle enclosed by fencing.

### **Total approx floor area**

40.6 sq.m. (437 sq.ft.)

### **Parking zone S**

### **Council Tax Band A**

V1



LOWER GROUND FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA - 40.6 sq.m. (437 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

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

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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