



70 Wickhurst Road

Brighton BN41 2TF

Asking Price Of £300,000

- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- SIDE ACCESS
- IN NEED OF MODERNISATION THROUGHOUT

- WESTERLY FACING GARDEN
- SEPARATE KITCHEN
- CLOSE TO THE DOWNS
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this three bedroom semi detached family home being brought to market with no onward chain. The house benefits from two receptions rooms with a separate kitchen, side access and a good sized westerly facing rear garden. The house requires modernisation throughout with the potential of being a truly stunning home.

The house is located close by to Valley Road with its array of shopping facilities as well as the Old Village shops. Bus routes operate locally making public transport to the city centre easily accessible as well as West Hove Sainsburys or Holmbush shopping centre being a short drive away. The A27 slip road is also not a far drive away making commutes out of the city straight forward to do.

ENTRANCE HALL Understairs storage housing meters, radiator.

KITCHEN Incorporating single bowl sink unit with drainer with tiled splashback, vinyl work surfaces with drawers and cupboards under and eye-level cupboards to side, space for fridge/freezer and washing machine, pantry storage, 'Glow-worm' conventional gas-fired boiler, door to outside, double glazed window overlooking front.

LIVING ROOM Feature fireplace, UPVC double glazed window overlooking garden, radiator.

DINING ROOM UPVC double glazed window overlooking garden, radiator.

FIRST FLOOR

LANDING Loft hatch above, airing cupboard.

BEDROOM 1 UPVC double glazed windows overlooking garden.

BEDROOM 2 Cupboard housing water tank, UPVC double glazed window overlooking garden, radiator.

BEDROOM 3 Built-in storage, UPVC double glazed window overlooking front with views of the downs.

BATHROOM Comprising wood panelled bath with electric 'Mira' shower over, fully tiled, wash-hand basin, UPVC double glazed frosted window, radiator.

SEPARATE W.C. Low level w.c., frosted UPVC double glazed window.

OUTSIDE

LARGE WEST FACING REAR GARDEN Mature trees and shrubs, greenhouse, side access, outside tap.

FRONT GARDEN with walled surround, stairs to side leading to front door.

WICKHURST ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
881 sq ft / 81.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
886 sq ft / 82.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RIPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Ceiling Height
 Hot Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobe
 Garden Shortened for Display



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