57 WHITEHAWK WAY

BRIGHTON, BN2 5QL

£425,000

A well presented four bedroom family home offering approximately 1,180 sq ft of thoughtfully improved accommodation, with separate living and dining rooms, a useful utility room, driveway and a west facing rear garden.

The ground floor provides a comfortable layout for everyday family life, with a generous living room and a separate dining room offering space for entertaining or enjoying meals together. Wood-style flooring runs throughout the ground floor, creating a cohesive and welcoming feel.

The well equipped kitchen benefits from additional cupboards and shelving, alongside an integrated dishwasher. A separate utility room is a particularly handy addition, providing dedicated space for laundry and household essentials, while a refitted downstairs cloakroom adds further convenience.

Upstairs, four bedrooms offer flexibility for families, visiting guests or those needing space to work from home. The principal bedroom measures approximately 13'7" x 11'11", with two further generous bedrooms and a fourth ideal as a child's room or home office. The remodelled family bathroom combines the previously separate bathroom and WC into one room, complete with underfloor heating.

Practical improvements include a replacement boiler and the renewal of most radiators. The loft has also been boarded and fitted with lighting and a ladder, providing easily accessible additional storage.

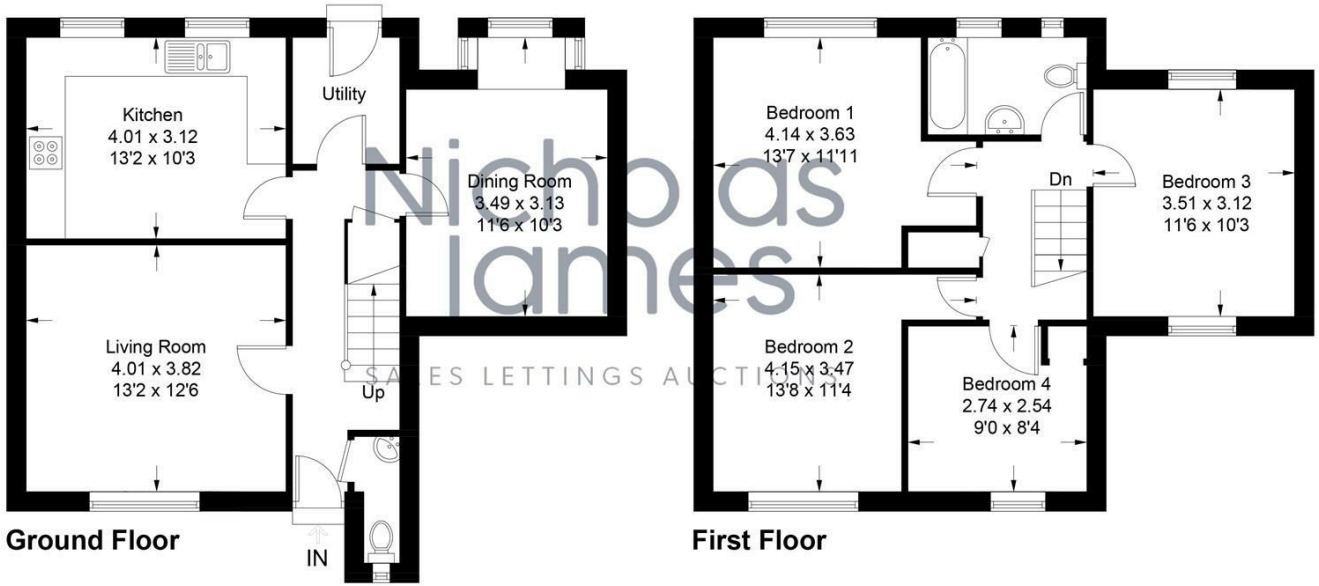
Nicholas James

SALES LETTINGS AUCTIONS

NEW YORK
ATD

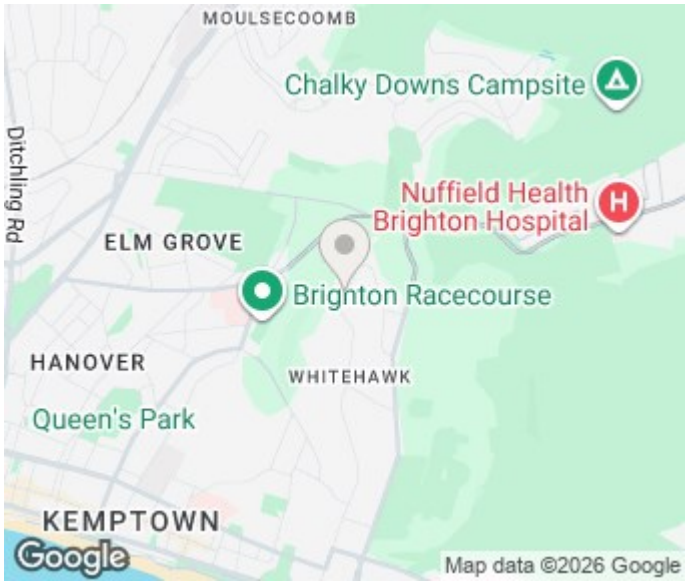
Whitehawk Way

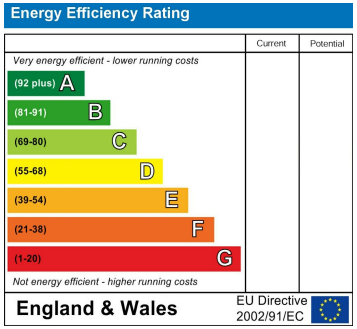
Approximate Gross Internal Area = 109.6 sq m / 1180.3 sq ft



Nicholas James
SALES LETTINGS AUCTIONS

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343434)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas James
SALES LETTINGS AUCTIONS