





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

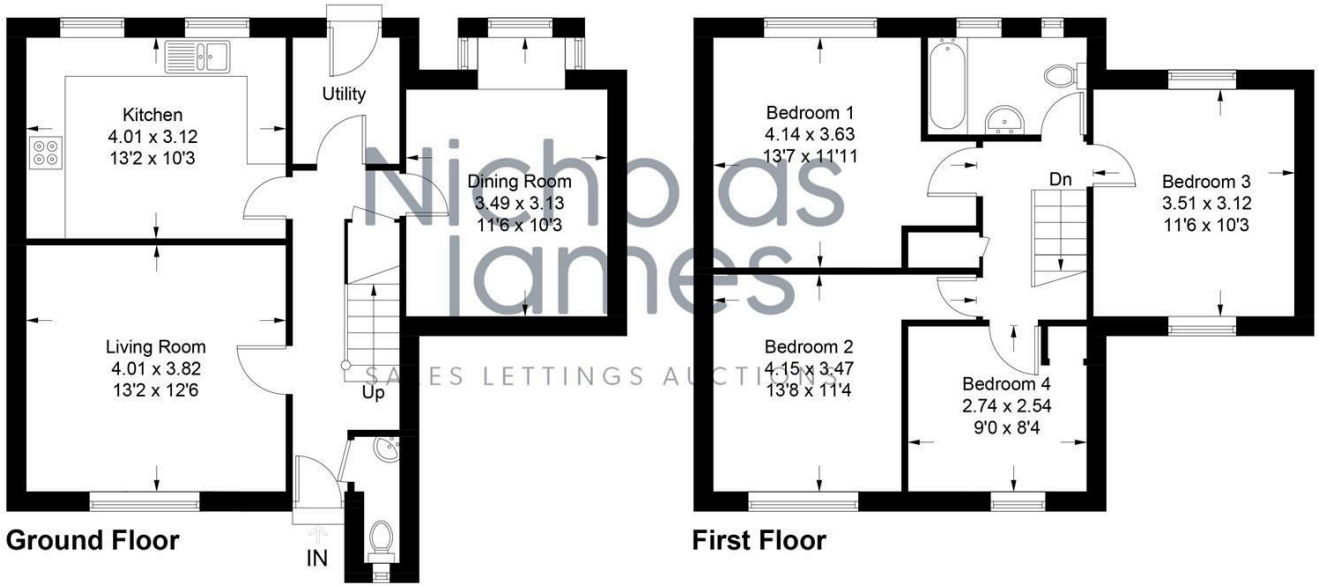
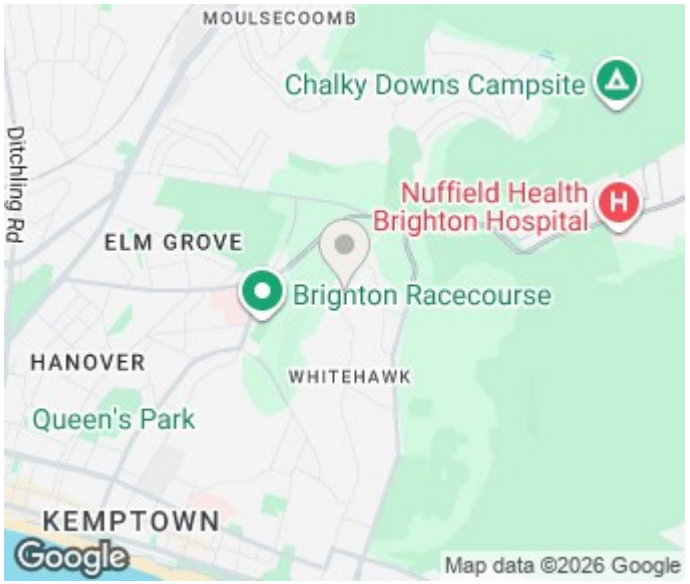
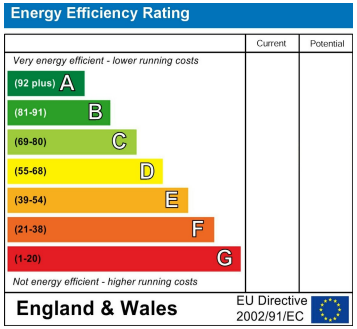


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