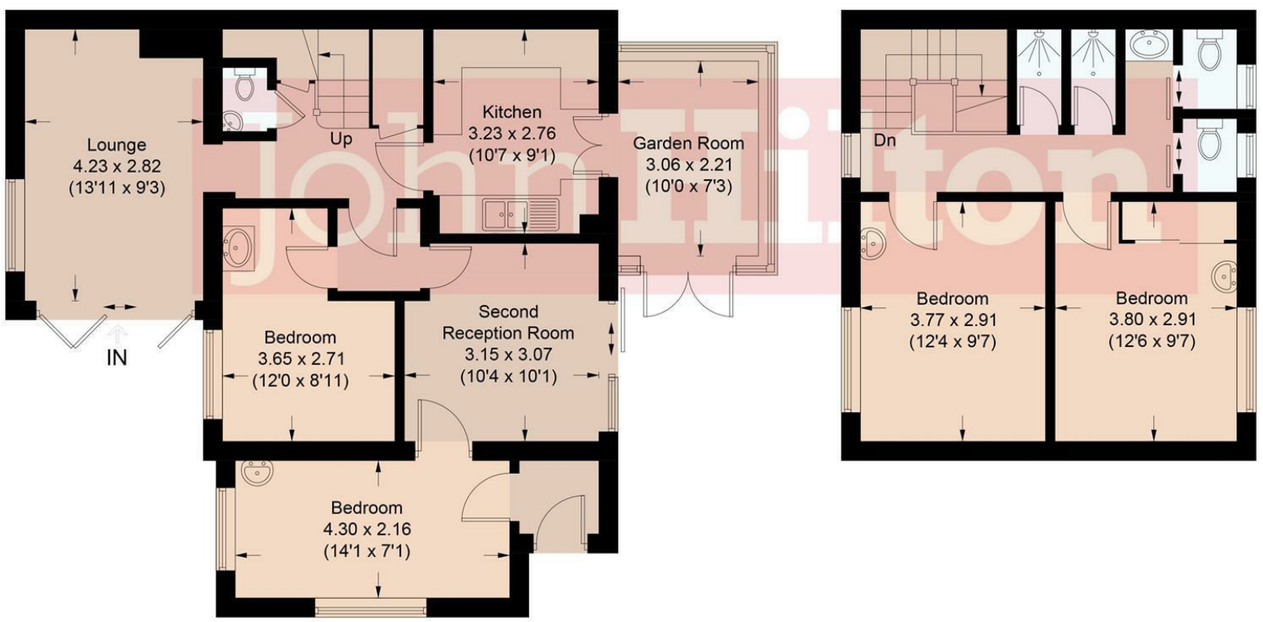
John Hilton

John Hilton

Est 1972

Whitehawk Way, Brighton, BN2 5HE

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1189.00 sq ft

37 Whitehawk Way, Brighton, BN2 5HE

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

Offers In Excess Of £340,000
Freehold

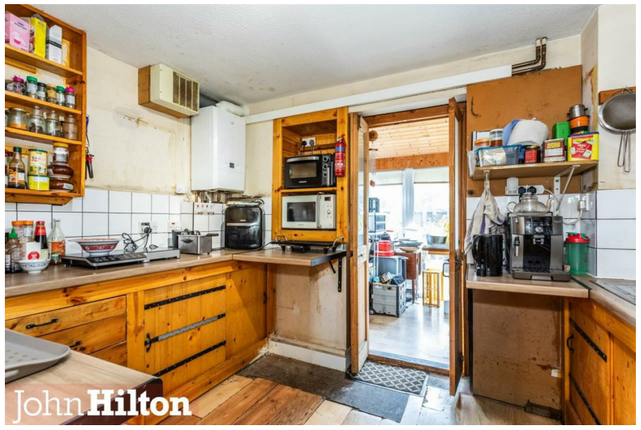
view all our properties at:
www.johnhiltons.co.uk

National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









37 Whitehawk Way
Brighton
BN2 5HE

A spacious four-bedroom semi-detached house on a substantial corner plot with a west-facing garden, ideal for enjoying the evening sun and sunsets, and stunning views across surrounding woodland towards Brighton Racecourse.

The property benefits from extensive off-road parking for up to four vehicles and features manual gates to a private driveway, with provision already in place for electric gates. Additional features include EV and electric bike charging points, a video intercom security system with nine cameras, and double glazing throughout.

Upon entering, the property immediately offers a sense of space and natural light and laminate flooring runs throughout the ground floor. The accommodation on this level comprises a generously proportioned lounge with French and bi-fold doors to the front, kitchen with solid wood shelving and base units which leads to a glazed and wood-panelled garden room with French doors to the rear patio and garden, two bedrooms, a downstairs WC, and a second reception room which also has sliding doors to the rear patio and garden.

The first floor offers two well-appointed double bedrooms, both with wash basins and the rear bedroom enjoying further woodland views. There are two separate shower rooms, two separate WCs and a wash basin, providing excellent convenience for larger families or guests.

Externally, the secluded wrap-around garden enjoys a desirable west-facing aspect and provides the perfect setting for family gatherings, outdoor entertaining, and al fresco dining. Paved and laid to shingle, a dedicated BBQ area, external power points, and fencing renewed within the last year further add to the garden's practicality and appeal.

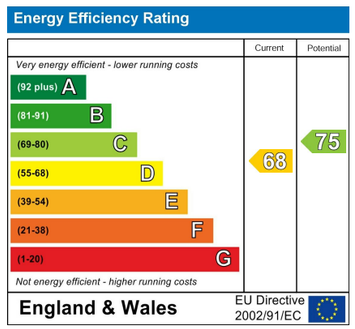
The location is exceptionally convenient with local amenities within walking distance and a selection of well-regarded primary and secondary schools nearby. Brighton Marina and the seafront are just a 5-minute drive away, there are excellent transport links with buses running approximately every 10 minutes into Brighton's city centre and mainline railway station, and easy access to the A27/A23 road networks connecting you to London and beyond.

This would make an ideal family home, investment property, or home-and-income opportunity.









Council Tax Band: **C**

- Four-Bedroom Semi-Detached House
- Substantial Corner Plot
- Off-Road Parking for Four Vehicles
- Double Glazing Throughout
- Stunning Countryside Views
- West-Facing Garden
- Video Intercom Security System
- EV Charging Point
- Home & Income Potential
- Local Amenities & Bus Services Nearby

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton