



127 Islingword Road
Brighton, BN2 9SH

£450,000
Freehold

UWS1014

- A Three storey terrace house situated in the heart of Hanover
- 3 Bedrooms
- Bedroom 2 with door to dressing room / W.C.
- Large through lounge / kitchen / dining room
- Down stairs bathroom with white suite
- Conservatory
- Mostly double glazed
- Gas heating with combi boiler
- Good order
- South facing decked patio garden
- Viewing is highly recommended

**** 3 BEDROOMS & A VERY LARGE LIVING ROOM **** A very deceptive & spacious Victorian terraced home that was once a shop many decades ago. Lovely high ceilings, a 29'8" open plan lounge/dining room/kitchen a utility room & family bathroom on the ground floor. 2 double bedrooms and en-suite cloakroom on the first floor and a dual aspect office bedroom 3 on the top floor, with excellent Southerly views over the gardens of Washington and Coleman Street. The patio garden is well designed for maximum sun and maximum use of space. 86 sq meters/ 926 sq feet internally.

Part glazed uPVC double glazed entrance door leading to:

Entrance Porch

Glazed door leading to:

Through Lounge/Kitchen/Dining Room 29' 8" x 11' 7" (9.04m x 3.53m)

Lounge Area: Radiator, telephone point, under-stairs cupboard housing gas & electric meters and fuse box, stairs to first floor landing, engineered wood floor and uPVC double glazed bay window to front aspect. Kitchen Area: A range of modern base cupboards and drawers with white granite galaxy work-surfaces above, plumbing for washing machine, space for upright fridge/freezer, 5 ring gas hob with oven below and extractor hood above, matching range of wall mounted units, stainless steel sink with mixer tap, part tiled walls, engineered wood floor, chrome ladder style radiator, window to rear aspect and glazed door leading to:

Inner Hallway

High level cupboard, engineered wood floor and door to:

Bathroom 9' 11" x 5' 5" (3.02m x 1.65m)

White suite of bath with mixer tap & adjustable spray attachment, low-level W.C. Wash basin with cupboards below, white ladder style radiator, fully tiled walls, triple spotlight cluster, extractor fan, ceramic tiled floor and uPVC frosted double glazed window.

Conservatory 9' 9" x 5' 5" (2.97m x 1.65m)

Plumbing for washing machine, outside water tap, tiled floor, double glazed roof, window and door leading to rear garden.

From dining area stairs leading to:

First Floor Landing

Stairs to second floor.

Bedroom 1 13' 1" x 11' 7" (3.98m x 3.53m)

Radiator, stripped & polished wood floor and uPVC double glazed window to front aspect.

Bedroom 2 11' 7" x 10' 5" (3.53m x 3.17m)

Radiator, stripped & polished wood floor, uPVC double glazed window to rear aspect and door to:

Dressing Room / W.C. 9' 9" x 5' 5" (2.97m x 1.65m)

Low-level W.C. Radiator, sink with mixer tap and cupboard below, spotlights, fitted mirror and shelf, wall mounted gas combination boiler, vinyl tiled floor and frosted uPVC double glazed window.

From first floor landing stairs leading to:

Second Floor

Smoke alarm and door to:

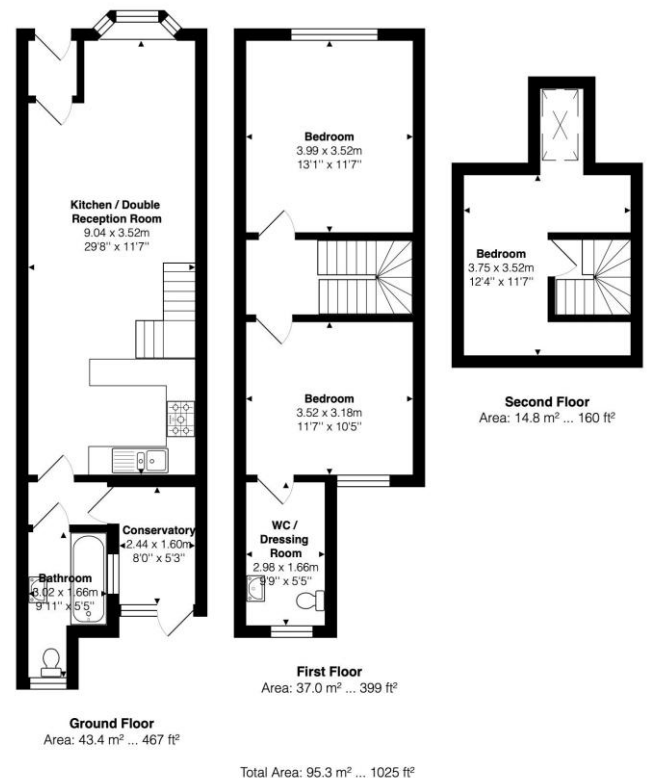
Bedroom 3 12' 4" x 11' 7" (3.76m x 3.53m)

Radiator, eaves storage cupboard, double spotlight and 2 velux windows.

Outside

Rear Garden 11' 3" x 11' 0" (3.43m x 3.35m)

South Facing. Fully decked with built-in storage seating, painted rendered wall and timber fenced boundaries.



Energy performance certificate (EPC)

127 Islingword Road
BRIGHTON
BN2 9SH

Energy rating

D

Valid until: 20 June 2032

Certificate number: 2700-7506-0922-3129-3623

Property type

Mid-terrace house

Total floor area

88 square metres

Rules on letting this property

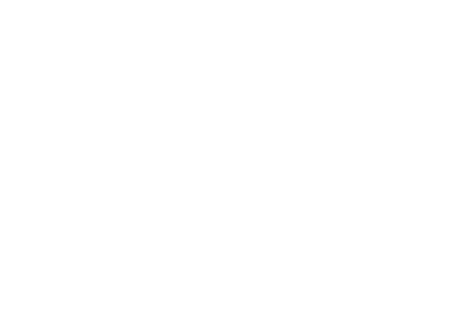
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

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.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. 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 sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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