



**24 Cobden Road**  
Brighton, BN2 9TL

**£650,000**  
Freehold

UWS1126

- A beautifully presented 4 bedroom terraced house with a lovely 51ft West facing rear garden
- 4 Double Bedrooms
- Bedroom 4 / Reception Room 2
- Large kitchen / Breakfast Room
- Utility Room
- Family Bathroom with white suite & claw foot bath & under floor heating
- Downstairs Living Room
- Gas Heating with combi boiler
- Double glazed sash windows
- 51ft West facing rear garden
- Lovely original features
- No Chain
- Viewing is highly recommended

**\*\* STUNNING HOME WITH PLENTY OF CHARACTER, 51ft WEST GARDEN, FANTASTIC VIEWS, NO CHAIN \*\***

The owners of this home have impeccable taste and have created a home to be proud of. It is located on one of Hanover' most highly desired roads, a neighbourly one-way road, close to highly sought after Elm Grove School. The Westerly Garden faces the perfect direction and has been designed with great care and love. The house is laid out over three floors offering 2 double bedrooms on the top floor, 2 further double bedrooms on the ground floor, one would make a perfect study or another reception room. Large family bathroom is located on this floor too. The lower level has a wonderful family kitchen/breakfast room with a separate utility room and separate WC. To the front of the house is the living room. Internal viewing is highly recommended to appreciate the quality and character of this home. No chain. (125 sq m internally. EPC Rating C - 70)

**Black & white victorian tiled steps leading to part glazed entrance door to:**

**Entrance Hallway**

3 Column old school style white radiator, original ceiling coving & corbels, attractive black & white Victorian style tiled flooring, wall mounted thermostat, stairs to first and lower ground floors and door to:

**Bedroom 3 13' 4" x 12' 3" (4.06m x 3.73m)**

4 Column old school style radiator, attractive cast iron fireplace with tiled hearth, original ceiling coving, laminated flooring and double glazed sash bay window to front aspect.

**Bedroom 4 / Reception Room 2 12' 0" x 10' 1" (3.65m x 3.07m)**

Cast iron fireplace, shelving to chimney recess, stripped wood double cupboard with shelving, full wall expanse of book shelving, laminated flooring, radiator, double glazed sash window overlooking the rear garden.

**Bathroom 9' 11" x 7' 2" (3.02m x 2.18m)**

White suite of claw foot bath with mixer tap and adjustable spray attachment, fitted thermostatic shower, wash basin, glass shower screen, part tiled walls, 3 column old school style radiator with fitted chrome towel warmer, inset spotlights, marble tiled flooring with under floor heating, double glazed window to side aspect and door to:

**W.C.**

Low-level W.C. Marble tiled flooring, part tiled walls and frosted double glazed window.

**From entrance hallway stripped wood stairs leading up to:**

**First Floor Landing**

Hatch to loft space, painted wood floor, double glazed sash window with views across Brighton and original cupboard with shelving.

**Bedroom 1 16' 0" x 13' 10" (4.87m x 4.21m)**

Radiator, attractive cast iron fireplace, original wardrobe with hanging rail, stripped wood floor and double-glazed sash bay window to front aspect.

**Bedroom 2 12' 0" x 10' 1" (3.65m x 3.07m)**

3 Column old school style radiator, original fireplace, wardrobe, painted wood floor and sash double glazed window with views across Brighton & down to the sea.

**From entrance hallway stripped wood stairs leading down to:**

**Lower Ground Floor**

**Kitchen / Breakfast Room 12' 11" x 11' 1" (3.93m x 3.38m)**

A range of modern fitted base cupboards & drawers with Oak work-surfaces over, inset 5 ring gas hob with oven below and extractor hood above, stainless steel sink with mixer tap, integrated dishwasher & fridge & microwave oven, matching range of wall mounted cupboards, part tiled walls, inset spotlights, 3 column old school style radiator, 3 under-stairs storage cupboards, travertine tiled flooring, sash window overlooking the rear garden, double glazed door to rear garden and stripped wood door to:

**Utility Room 9' 11" x 7' 2" (3.02m x 2.18m)**

Plumbing for washing machine, space for upright fridge/freezer, stainless steel sink with mixer tap, base cupboards with wood work-surface, wall mounted gas combination boiler, shelving, 4 column old school style radiator, travertine tiled flooring, double glazed sash window to side aspect.

**W.C.**

Low-level W.C. Part tiled walls, double glazed frosted window and travertine tiled flooring.

**Reception Room 15' 11" x 11' 6" (4.85m x 3.50m)**

4 Column old school style radiator, 2 half height cupboards to chimney recesses, cupboard housing gas & electric meter and fuse box and double-glazed window to front aspect.

**Outside**

**Side Return 15' 5" x 8' 6" (4.70m x 2.59m)**

**Main Garden 51' 10" x 15' 7" (15.79m x 4.75m)**

West facing. Large flagstone patio, outside water tap, timber shed, curved brick pathway with side flower and shrub beds, brick rear patio with timber, brick & flint wall boundaries. Council Tax Band C

# Energy performance certificate (EPC)

24 Cobden Road BRIGHTON BN2 9TL	Energy rating	Valid until: 18 April 2034
	<b>C</b>	Certificate number: 0330-2271-4340-2194-0751

**Property type** Mid-terrace house

**Total floor area** 128 square metres

## Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

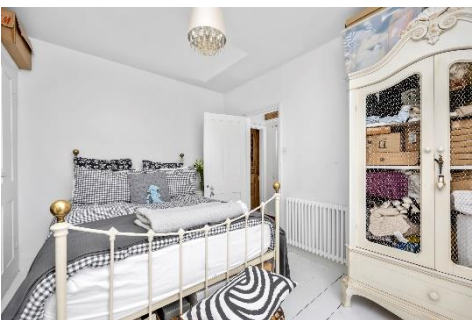
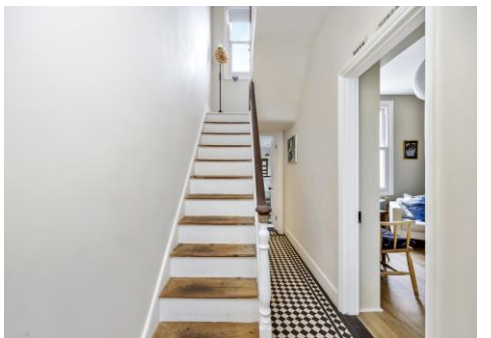
The graph shows this property's current and potential energy rating.

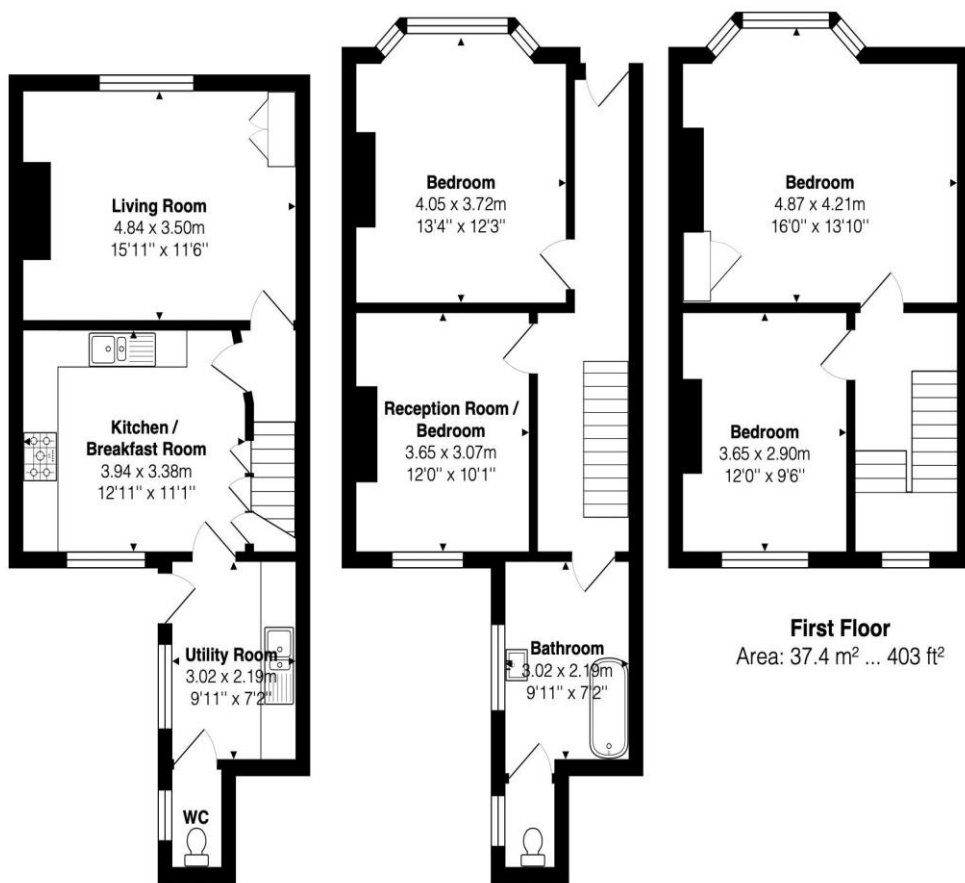
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance





**Lower Ground Floor**  
 Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>

**Ground Floor**  
 Area: 45.2 m<sup>2</sup> ... 487 ft<sup>2</sup>

Total Area: 125.2 m<sup>2</sup> ... 1347 ft<sup>2</sup>

**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**

Wheelers Estate Agents

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

[wheelersstateagents.co.uk](http://wheelersstateagents.co.uk)

[info@wheelersstateagents.co.uk](mailto:info@wheelersstateagents.co.uk)