



1 Stanley Street
Brighton, BN2 0GP

£395,000
Freehold

UWS1094

- A two storey end of terraced house with oblique sea views from the front
- Lounge / Dining room with wood burner and French doors to the rear patio
- Kitchen
- 2 Bedrooms, bedroom 1 with oblique sea views
- Upstairs bathroom with white suite
- Gas Heating
- Double Glazed
- West facing patio
- No Chain
- Some updating required

**** NO CHAIN, END OF TERRACE, CLOSE TO QUEENS PARK & KEMPTOWN **** Located on a colourful one way street, just behind Queens Park Road. This is a 2 bedroom Victorian house, with a large through lounge/diner with French doors to the patio, kitchen to the rear with 2 bedrooms and the bathroom on the first floor. From just outside the front door you have excellent distant sea views, with the superb local cafes & public houses located close by. Parking Zone C, which extends all the way down to Marine Parade (seafront) in Kempton, No waiting lists at present. (58 sq metres internally, EPC RATING D)

Steps leading to entrance door to:

Entrance Hallway

Radiator, cupboard housing electric meter and fuse box, under stairs cupboard housing gas meter, stairs to first floor and door to:

Lounge 12' 8" x 9' 1" (3.86m x 2.77m)

Radiator, fitted wood burning stove to chimney breast, picture rail and double glazed window to front aspect.

Dining Room 10' 7" x 8' 9" (3.22m x 2.66m)

Radiator, picture rail, double glazed French doors to rear patio and door back into hallway.

Kitchen 8' 4" x 5' 8" (2.54m x 1.73m)

A range of base cupboards & drawers with work-surfaces above, stainless steel sink with mixer tap, inset 4 ring gas hob with oven below and extractor hood above, upright fridge/freezer, fitted washing machine, matching range of wall mounted cupboards, part tiled walls, inset spotlights, laminated flooring and double glazed window and door to rear patio.

From entrance hallway stairs leading to:

First Floor Landing

Bedroom 1 16' 1" x 9' 1" (4.90m x 2.77m)

Radiator, picture rail and 2 double glazed windows to front aspect.

Bedroom 2 10' 7" x 8' 9" (3.22m x 2.66m)

Radiator, storage cupboard, picture rail and double glazed window to rear aspect.

Bathroom 6' 5" x 4' 11" (1.95m x 1.50m)

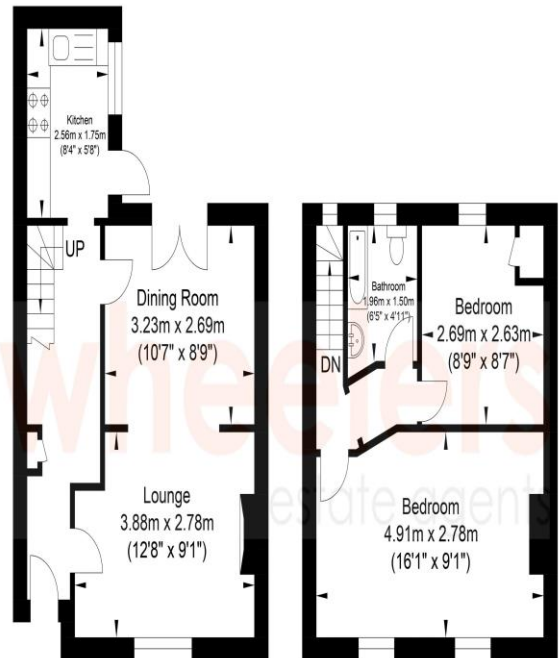
White suite of bath with mixer tap with fitted adjustable shower attachment, low-level W.C. Wash basin, hatch to loft space, chrome ladder style radiator, part tiled walls and frosted double glazed window.

Outside

Rear Patio Garden 10' 3" x 10' 6" (3.12m x 3.20m)

West Facing, laid to crazy paving with outside storage shed housing gas boiler, painted wall boundaries. Council Tax Band C.

Stanley Street



Ground Floor
Approximate Floor Area
338.84 sq ft
(31.48 sq m)

First Floor
Approximate Floor Area
294.39 sq ft
(27.35 sq m)

Approximate Gross Internal Area = 58.83 sq m / 633.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

1 Stanley Street
BRIGHTON
BN2 0GP

Energy rating

D

Valid until: **4 April 2033**

Certificate number: **5237-9724-9200-0075-5206**

Property type

End-terrace house

Total floor area

61 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 current energy rating is D. 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		89 B
69-80	C		
55-68	D	56 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor



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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