



**6 Tower Road**  
Brighton, BN2 0GF

**£950,000**  
Freehold

UWS0966

- A very substantial semi-detached Victorian Terraced house
- 7 Bedrooms
- 2 Bathrooms
- Shower Room
- Cloakroom
- Utility Room
- Kitchen
- 2 Reception Rooms
- Large L-Shaped storage area
- Large West facing rear garden
- Garage & Driveway
- Gas Heating
- Part Double Glazed
- Updating required

A wonderful opportunity to purchase a very large 7 bedroom semi detached house, measuring at just under 3000 sq ft, located almost opposite 'The Pepperpot', just one road up from highly desired Queens Park. Set back off the road, with a garage and off street parking, this home offers plenty of scope for improvement, but the space and the large West facing garden are very impressive.

**Pathway leading to front garden with parking space, block paved area with raised flower beds and tree, side entrance gate & garage. Entrance door to:**

#### **Entrance Porch**

Inset spotlights, double glazed lead-light window to front and door to:

#### **Entrance Hallway**

Radiator, smoke alarm, door to garage, under-stairs storage cupboard, picture rail, wall mounted thermostat and door to:

#### **Cloakroom**

Low-level W.C. Wash basin, triple spotlight cluster, extractor fan and vinyl flooring.

#### **Living Room 15' 11" x 11' 7" (4.85m x 3.53m)**

Radiator, picture rail, coved ceiling, shelving to chimney recesses, fireplace and double glazed lead-light bay window to front aspect.

#### **Dining Room 14' 5" x 11' 7" (4.39m x 3.53m)**

Radiator, single glazed windows to rear aspect, smoke alarm, French doors leading to:

#### **Kitchen 15' 11" x 10' 1" (4.85m x 3.07m)**

A range of base cupboards & drawers with moulded work-surfaces over, space for large range gas cooker, matching range of wall mounted units, black sink with mixer tap, part tiled walls, vinyl tiled flooring, space for upright fridge/freezer, single glazed window overlooking the storage area.

#### **Utility room 16' 0" x 5' 0" (4.87m x 1.52m)**

Plumbing for washing machine, space for tumble dryer, cupboard housing hot water tank, wall mounted programmer, cupboard with shelving and electric fuse box.

#### **L-Shaped Storage area 32' 10" x 28' 2" (10.00m x 8.58m)**

Wall mounted gas boiler, range of double glazed windows overlooking the rear garden, door to front access.

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

#### **First Floor Split Landing**

Smoke alarm, large fitted storage cupboard & stairs to second floor.

#### **Bedroom 3 17' 1" x 11' 7" (5.20m x 3.53m)**

Radiator, picture rail, coved ceiling and double glazed lead-light bay window to front aspect.

#### **Bedroom 4 15' 2" x 11' 7" (4.62m x 3.53m)**

Radiator, picture rail, coved ceiling and uPVC double glazed window to rear aspect.

#### **Bedroom 5 16' 4" x 10' 1" (4.97m x 3.07m)**

Radiator, coved ceiling & uPVC double glazed window overlooking the rear garden.

#### **Bedroom 6 12' 0" x 9' 10" (3.65m x 2.99m)**

Radiator, coved ceiling, picture rail and double glazed lead-light windows to front aspect.

#### **Bedroom 7 9' 0" x 8' 7" (2.74m x 2.61m)**

Radiator, picture rail, coved ceiling and double glazed lead-light window to front aspect.

#### **Shower Room**

Shower cubicle, low-level W.C. Part tiled walls, wall mounted wash basin with mixer tap, vinyl flooring & uPVC frosted double glazed window.

#### **Bathroom 9' 0" x 7' 4" (2.74m x 2.23m)**

White suite of double ended bath with central mixer tap, low-level W.C. large wash basin with mixer tap and cupboard below, part painted wood panelled walls, cupboard, inset spotlights, coved ceiling, chrome ladder style radiator, tiled flooring & uPVC frosted double glazed window.

#### **Second Floor Landing**

Velux window and storage area.

#### **Bedroom 1 9' 10" x 9' 0" (2.99m x 2.74m)**

Radiator, 3 velux windows, hatch to loft space, triple spotlight cluster & polished wood flooring.

#### **Bedroom 2 16' 1" x 9' 10" (4.90m x 2.99m)**

Radiator, 2 velux windows 1 with views down to the sea, eaves storage cupboard, hatch to loft space & polished wood flooring.

#### **Bathroom**

White suite of double ended bath with central mixer tap, corner walk-in shower cubicle, low-level W.C. Wash basin, half tiled walls, fitted mirror & light, extractor fan, velux window & tiled flooring.

#### **Rear Garden 67' 0" x 37' 0" (20.41m x 11.27m)**

Steps leading down to West facing rear garden. Crazy paved patio with raised side flower beds, large garden pond, under house open storage area, laid to lawn with steps leading to further raised lawn area with hedging and brick, flint & painted wall boundaries.

#### **Garage 14' 9" x 90' 0" (4.49m x 27.41m)**

Power & light and wooden doors to front.

# Energy performance certificate (EPC)

6 Tower Road  
BRIGHTON  
BN2 0GF

Energy rating

**D**

Valid until: **30 August 2031**

Certificate number: **7090-3009-9208-0169-2204**

## Property type

Semi-detached house

## Total floor area

272 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

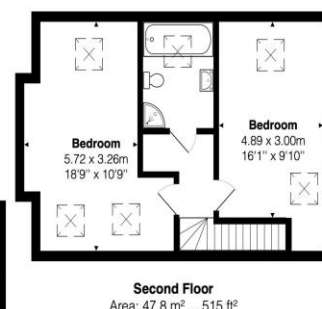
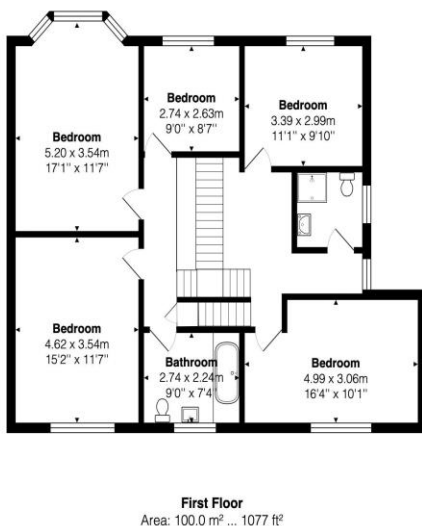
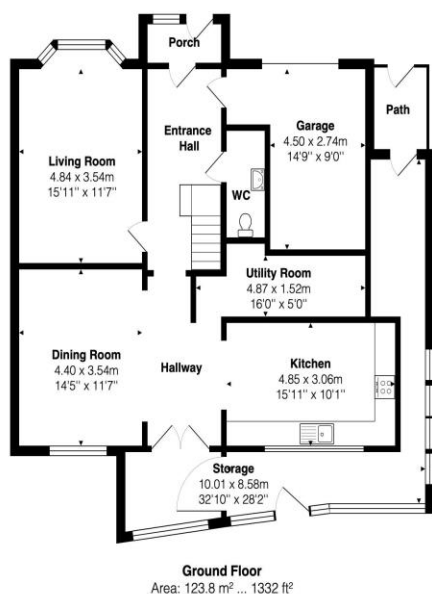
This property's current energy rating is D. It has the potential to be C.

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









Total Area: 271.7 m<sup>2</sup> ... 2924 ft<sup>2</sup> (excluding path)

**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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