



**56 North Road**  
Brighton, BN1 1YD

**£460,000**  
Freehold

UWS1075

- A 2/3 bedroom Victorian town house close to Brighton Station
- Lounge
- Large through kitchen / breakfast room with door to the rear patio
- 2 / 3 Bedrooms
- Bedroom 3 / Study / Nursery
- Downstairs bathroom with white suite
- Some stripped wood floors
- Mostly double glazed
- Gas heating with combi boiler
- Enclosed rear patio
- Close to Brighton Station
- Viewing is highly recommended
- No Chain

**FANTASTIC LOCATION CLOSE TO BRIGHTON STATION WITH NO CHAIN** - This is a very well presented Victorian home, located on a quiet one way street, just off Queens Road, which leads up to Brighton station and down to the seafront. Laid out over 3 floors, with 2 bedrooms on the top floor, large reception & bedroom 3/office on the ground floor. Kitchen/breakfast room with access to the patio garden and bathroom on the lower ground floor. There is so much to do and see within a very short distance from this home, lots of shops, great pubs and superb transport network and Brighton station just minutes away. (EPC rating C -71, 76 sq meters internally)

### Entrance door leading to:

#### Lounge 13' 1" x 11' 6" (3.98m x 3.50m)

Radiator, inset spotlights, stripped & polished wood floor and double glazed sash window to front aspect.

#### Small hallway

Wall mounted thermostat, stairs to first floor landing, double glazed window to rear aspect, stripped and polished wood floor and door to:

#### Bedroom 3 / Office 8' 10" x 8' 1" (2.69m x 2.46m)

Radiator, inset spotlights, stripped & polished wood floor and double glazed window to rear aspect.

### Stripped wood stairs leading to:

#### First Floor Landing

#### Bedroom 1 13' 1" x 11' 6" (3.98m x 3.50m)

Radiator, wood latch door, hatch to loft space, inset spotlights, stripped & polished wood floor and double glazed sash window to front aspect.

#### Bedroom 2 10' 6" x 8' 10" (3.20m x 2.69m)

Radiator, wood latch door, inset spotlights, stripped & polished wood floor and double glazed window to rear aspect.

### From lounge stained wood stairs leading down to:

#### Lower Ground Floor

#### Kitchen/Breakfast Room 20' 10" x 13' 1" (6.35m x 3.98m)

Base cupboards & drawers with moulded work-surface over, stainless steel sink with mixer tap, integrated 4 ring induction hob with oven below and extractor hood above, plumbing for washing machine and dishwasher, space for upright fridge/freezer, radiator, inset spotlights, single glazed window to light-well, part tiled walls, matching range of wall mounted cupboards with under-cupboard lighting, laminated flooring, cupboard housing gas combination boiler, stable door to rear garden and sliding door to:

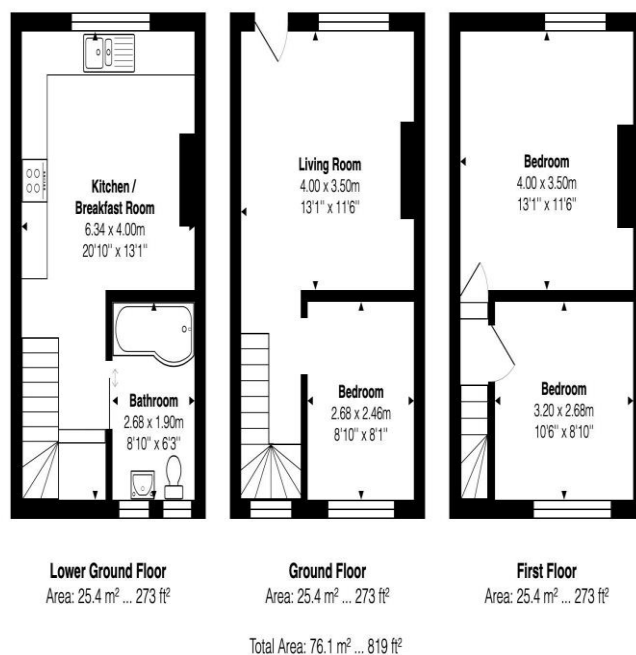
#### Family Bathroom 8' 10" x 6' 3" (2.69m x 1.90m)

White suite of bath with mixer tap, thermostatic shower, low-level W.C. Wash basin with mixer tap, fully tiled walls, inset spotlights, chrome ladder style radiator, ceramic tiled floor and 2 frosted double glazed windows.

### Outside

#### Rear Patio 15' 5" x 13' 1" (4.70m x 3.98m)

Paved with outside light, rear access gate and wall enclosed. Council Tax Band E.



# Energy performance certificate (EPC)

56 North Road  
BRIGHTON  
BN1 1YD

Energy rating

C

Valid until: 25 June 2033

Certificate number: 7337-7926-2200-0827-7226

## Property type

Mid-terrace house

## Total floor area

76 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 C. It has the potential to be B.

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





**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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