



**53 Whichelo Place**  
Brighton, BN2 9XE

**£525,000**  
Freehold

UWS1097

- **3 Double bedrooms**
- **Large lounge/dining room**
- **Kitchen/breakfast room with French doors to the garden**
- **Modern fitted bathroom with separate shower cubicle**
- **Gas heating with combi boiler**
- **Double glazing**
- **West facing patio garden**
- **Magnificent views from bedroom 1 & 3**
- **Viewing is highly recommended**

**\*\* STUNNING VIEWS OVER BRIGHTON, BACKING ONTO 'THE RESERVOIR' \*\*** GUIDE PRICE £525,000 - £535,000. Houses in this location rarely come to the market and viewing is highly recommended. This is a well presented 3 storey, 3 bedroom extended Victorian house, located towards the top of Hanover, hence the views and close to two of the best schools in the area, St Luke's and Elm Grove. Through lounge/diner with wood burner, extended kitchen with access to the garden. Bathroom, 2 bedrooms on the first floor and loft converted bedroom 3 on the top floor, Excellent light, outstanding views and a sun trap of a garden, 28ft and faces West. Local shops, coffee shops and outstanding pubs all nearby. Parking Zone V, currently no waiting list.

### **Location**

Hanover is a fantastic place to live, with a real sense of community & only 15/20 minutes walk to Brighton station & seafront. The area offers fantastic schools, great pubs, wonderful parks & quirky shops. Free on street parking. 53 Whichelo Place is located towards the top of Hanover, hence the views, just below Queens Park Road. Closest schools are superb, the nearest are just minutes away, Elm Grove & St Luke's School. (Think catchments.)

### **Entrance hallway**

Radiator, smoke alarm, high level cupboard housing gas meter, low-level cupboard housing electric meter and fuse box, telephone point, wall mounted thermostat, stairs to first floor, under-stairs storage area, steps leading down to kitchen / breakfast room and wood floor.

### **Lounge/Diner 22' 9" x 10' 8" (6.93m x 3.25m) narrowing in dining area to: 8'7 (2.44m)**

2 radiators, T.V. aerial cable, telephone point, shelving to chimney recess with double cupboard below, 2 smoke alarms, uPVC double glazed bay window to front aspect and uPVC double glazed window overlooking rear patio and with views over Brighton.

### **Kitchen/Breakfast Room 15' 6" x 8' 0" (4.72m x 2.44m)**

A fitted kitchen with base cupboards & drawers with moulded work-surfaces above, inset 5 ring gas hob with extractor hood above, fitted oven and grill & microwave/oven, stainless steel sink unit with mixer tap & interchangeable spray, plumbing for dishwasher & washing machine, space for upright fridge/freezer, part tiles walls, inset spotlights, smoke alarm, radiator, uPVC double glazed window to side aspect, stone tiled floor and French doors leading onto the rear patio. From hallway stairs leading to:

### **Mezzanine landing**

Wood floor and door to:

### **Bathroom 8' 8" x 7' 9" (2.64m x 2.36m)**

A modern white suite of bath with telephone style mixer tap with adjustable spray attachment, low-level W.C. Pedestal wash hand basin, extractor fan, walk-in shower cubicle with fitted thermostatic shower, part tiled walls, radiator with fitted chrome towel warmer, ceramic tiled floor, shaver point, hatch to loft space, inset spotlights, cupboard housing gas combination boiler supplying domestic hot water and central heating radiators and uPVC double glazed window with magnificent views across Brighton to the Downs.

### **First Floor Landing**

Wood floor, window and smoke alarm.

### **Bedroom 2 11' 7" x 13' 2" (3.53m x 4.01m)**

Radiator, smoke alarm, original wardrobe cupboard, open hanging rail and shelf above, coved ceiling and uPVC double glazed bay window to front aspect.

### **Bedroom 3 10' 7" x 8' 8" (3.22m x 2.64m)**

Radiator, coved ceiling, smoke alarm and uPVC double glazed window with amazing views over the reservoir and across Brighton to the Downs.

From first floor landing stairs leading to:

### **Second Floor**

Smoke alarm, uPVC double glazed window with magnificent views across Brighton to the Downs and down to the sea.

### **Bedroom 1 15' 8" x 12' 5" (4.77m x 3.78m)**

2 radiators, 2 velux windows to front, smoke alarm, inset spotlights, wood floor and uPVC double glazed doors with outside safety rail and fantastic views over the reservoir and Brighton to the Downs and down to the sea.

### **Side Return 16' 5" x 5' 4" (5.00m x 1.62m)**

Outside water tap and flower beds

### **Rear Garden 28' 3" x 14' 4" (8.60m x 4.37m)**

West facing. Sleeper & paved patio area with step to further patio with side flower beds, large timber shed with poly carbonate lift up door, outside light, rendered brick and fenced boundaries.

Council tax band C

# Energy performance certificate (EPC)

53 Whichelo Place BRIGHTON BN2 9XE	Energy rating <b>D</b>	Valid until: 23 October 2033 Certificate number: 2857-7231-7152-6265-1053
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Property type	Mid-terrace house
Total floor area	95 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		81 B
69-80	C		
55-68	D	57 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

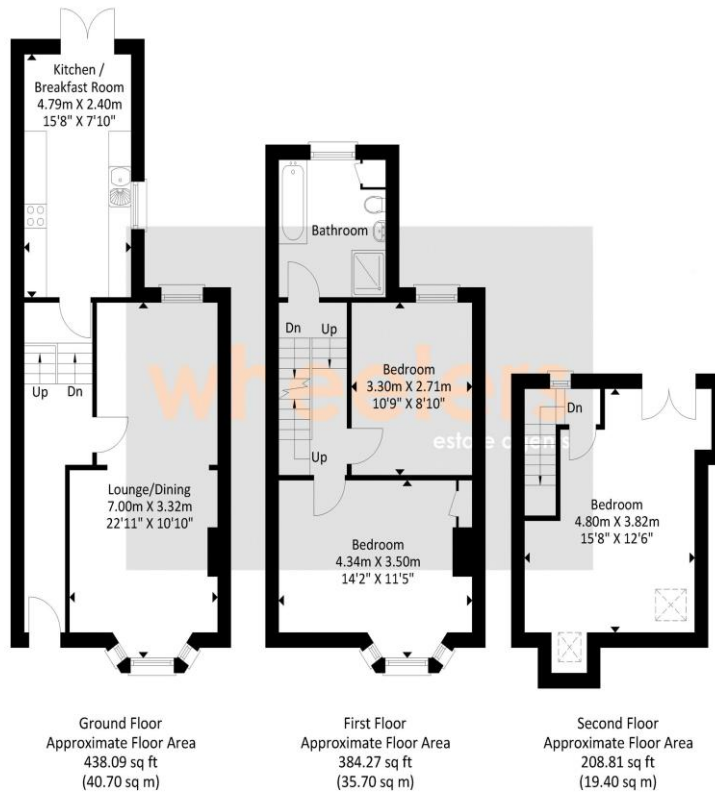
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

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)	Very poor



# Whichelo Place



Approximate Gross Internal Area = 95.80 sq m / 1031.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**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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