



23 Newark Place
Brighton, BN2 9NT

£465,000
Freehold

UWS1105

- Beautifully styled by the current owners
- Living room with wood flooring and a woodburner
- Stunning kitchen with space for a table
- Useful lean-to to the rear of the property, plenty of storage, space & plumbing for a washing machine

- Laid out over 3 floors with the loft converted to a large double bedroom already
- Further double bedroom the whole width of the house on the first floor
- Spacious family bathroom on the first floor next to bedroom 2
- Gas central heating, sash windows, some with secondary glazing.
- Plenty of character, wonderful attention to detail.
- A very neighbourly one way street, just off Southover Street

**** A BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM, 3 STOREY, END OF TERRACE HOUSE **** The sellers of this home have impeccable taste. with a great selection of modern colours and have created a wonderful home, with great attention to detail. Located on a very neighborly one way street, just off Southover Street, this is a stunning 3 storey Victorian end of terrace house. Lots of character including, old school radiators, wooden flooring, fireplaces, exposed brickwork, sash windows, Farrow & Ball paint and a wood burner. Separate living room, eat in kitchen, useful utility lean-to, large upstairs bathroom, 2 double bedrooms, one is a loft conversion on the top floor. Patio garden. Great location for all that Hanover offers and easy access to Brighton city centre. Well worth viewing. (EPC rating D-61) 76 sq meters internally. Parking Zone V, no waiting list at present.

Location

This home is a very vibrant looking end of terrace Victorian house, located in highly desired Hanover, close to all that Brighton offers. Newark Place is a colorful one way street, with houses only on one side of the road. A neighborly road with regular get together's, a street whatsapp & considered one of the quietest streets in Hanover.

Description- Ground Floor

Front door leads into a very inviting hallway with under stairs storage. The lounge feels very inviting and presented with great care. The sellers have used lime plaster, in keeping with the age of the property. A feature log burner creates a very cosy room. The kitchen is behind and is beautifully designed, with plenty of storage with an exposed feature brick chimney breast. Space for a small table and chairs. From the hallway a door leads out to a spacious wooden lean-to/utility room, with lots of natural light. Great for storage, with a space and plumbing for a washing machine. Door leads out to the patio garden

First Floor

Bedroom 2 to the front of the property is the whole width of the house, with built in fitted wardrobes either side of the chimney breast, with feature fireplace, again stylishly decorated. The bathroom is to the rear of the property, behind the bedroom. A very good size with a concealed cistern, cupboard housing a Worcester combi boiler. Large sink and a panelled bath with a drench shower over, feature fireplace.

Second Floor


A full loft converted main bedroom with 2 velux windows and views over Brighton to the West, offering wonderful sunset views. Eaves storage, built in wardrobe cupboards, double glazed windows to the rear with a Juliet balcony.

Outside 14' 5" x 10' 3" (4.39m x 3.12m)

Steps up to the patio, which is majority decked with a feature brick path leading to an outside brick built shed. Wall enclosed.
Council Tax Band C.

Newark Place



	<p>Ground Floor Approximate Floor Area 314.62 sq ft (29.23 sq m)</p>	<p>First Floor Approximate Floor Area 284.81 sq ft (26.46 sq m)</p>	<p>Second Floor Approximate Floor Area 225.18 sq ft (20.92 sq m)</p>
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Approximate Gross Internal Area = 76.61 sq m / 824.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

23 Newark Place
BRIGHTON
BN2 9NT

Energy rating

D

Valid until: 27 November 2033

Certificate number: 2312-7311-6591-4219-3717

Property type

End-terrace house

Total floor area

69 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		83 B
69-80	C		
55-68	D	61 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.



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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