



6 Baxter Street
Brighton, BN2 9XP

£450,000
Freehold

UWS1108

- A well presented 2 bedroom two storey terraced house situated close to Elm Grove School
- Through Lounge / Dining Room
- Kitchen with door to rear patio garden
- Good sized upstairs bathroom with white suite
- 2 Bedroom
- Gas heating with combi boiler
- Double glazed
- Mostly fitted with white old school style radiators
- West facing patio garden
- Viewing is highly recommended

**** BEAUTIFULLY PRESENTED 2 BEDROOM VICTORIAN HOUSE WITH A SUNNY WEST GARDEN, CLOSE TO ELM GROVE SCHOOL **** This home offers excellent kerb appeal having been fully decorated recently. Located at the lower end of Baxter Street, facing East to the front, perfect for morning sun and West to the rear, for afternoon and evening sunshine. A very well presented through lounge/diner, with kitchen to the rear and access to the garden. 2 double bedrooms and a modern family bathroom on the first floor. Potential to extend into the loft, subject to the usual planning regulations. Others in the street have carried out full dormer loft conversions. Double glazing, gas central heating with combi boiler. A great example of a Hanover home, well worth viewing. (EPC rating D 55)

Part glazed entrance door leading to:

Entrance Hallway

2 Column style old school radiator, high level cupboard housing electric meter and fuse box, stairs to first floor, cupboard housing gas meter, smoke alarm, stairs leading down to kitchen, Karndean flooring and multi-pane glazed door to:

Lounge 12' 2" x 10' 7" (3.71m x 3.22m)

Attractive tiled fireplace (not working) with mantelpieces above and tiled hearth, two modern wall mounted 2 column white old school radiators, plugs with usb points, Karndean flooring, uPVC double glazed bay window to front aspect.

Dining Room 10' 11" x 8' 8" (3.32m x 2.64m)

Attractive tiled fireplace with mantelpiece above, (not working) radiator, Karndean flooring and double glazed window over-looking the rear patio.

From entrance hallway stairs leading down to:

Under stairs storage area, storage cupboard, 2 column old school style radiator, Karndean flooring and sliding door to:

Kitchen 11' 3" x 7' 6" (3.43m x 2.28m)

A range of wood fronted base cupboards & drawers with work-surfaces over, plumbing for washing machine, space for upright fridge/freezer, gas cooker point, extractor hood, matching range of wall mounted cupboards, 2 column old school style radiator, ceramic tiled flooring, sink with mixer tap, inset spotlights and uPVC double glazed window and door to rear patio.

From entrance hallway stairs leading to:

Mezzanine Landing

Wall mounted thermostat and multi-paned glazed door to:

Family Bathroom 11' 1" x 7' 4" (3.38m x 2.23m)

White suite of bath with glass shower screen, mixer tap and adjustable shower attachment, low-level W.C. Wash basin, 3 column white old school style radiator with fitted chrome towel warmer, large storage cupboard housing gas combination boiler and shelving, Vinyl flooring and frosted double glazed window.

From mezzanine landing stairs leading to:

First Floor Landing

Hatch to loft space and door to:

Bedroom 1 13' 10" x 11' 11" (4.21m x 3.63m)

Tiled fireplace, 2 column old school style radiator, Karndean flooring and uPVC double glazed bay window to front aspect.

Bedroom 2 11' 2" x 8' 11" (3.40m x 2.72m)

Tiled fireplace, radiator, painted wood floor and uPVC double glazed window overlooking the rear patio and views across Brighton to the Downs.

Outside

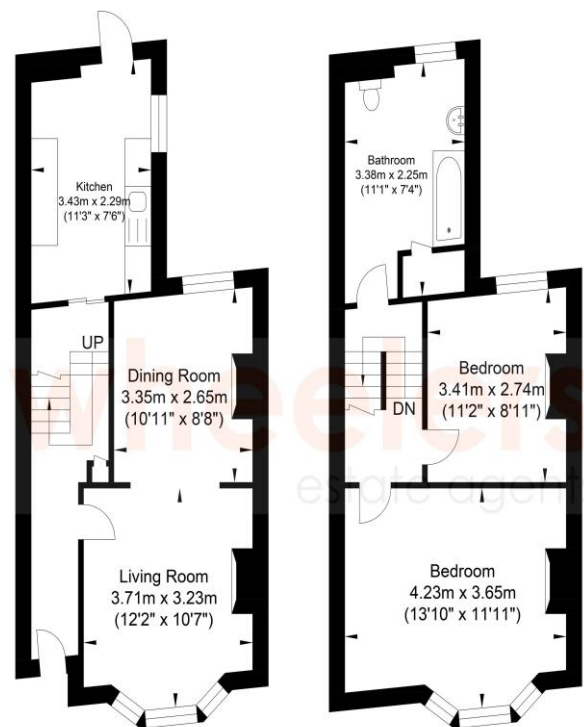
Side Return 11' 8" x 6' 2" (3.55m x 1.88m)

Brick paved.

Main Patio 18' 4" x 14' 3" (5.58m x 4.34m)

Mainly brick paved with rear astro -turf, rear raised flower bed, raised side paved area, brick, flint and timber fenced boundaries. Council Tax Band C.

Baxter Street



Ground Floor
Approximate Floor Area
402.46 sq ft
(37.39 sq m)

First Floor
Approximate Floor Area
408.59 sq ft
(37.96 sq m)

Approximate Gross Internal Area = 75.35 sq m / 811.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

6, Baxter Street BRIGHTON BN2 9XP	Energy rating D	Valid until: 25 June 2029
		Certificate number: 0251-2836-6962-9421-7095

Property type Mid-terrace house

Total floor area 73 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 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	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

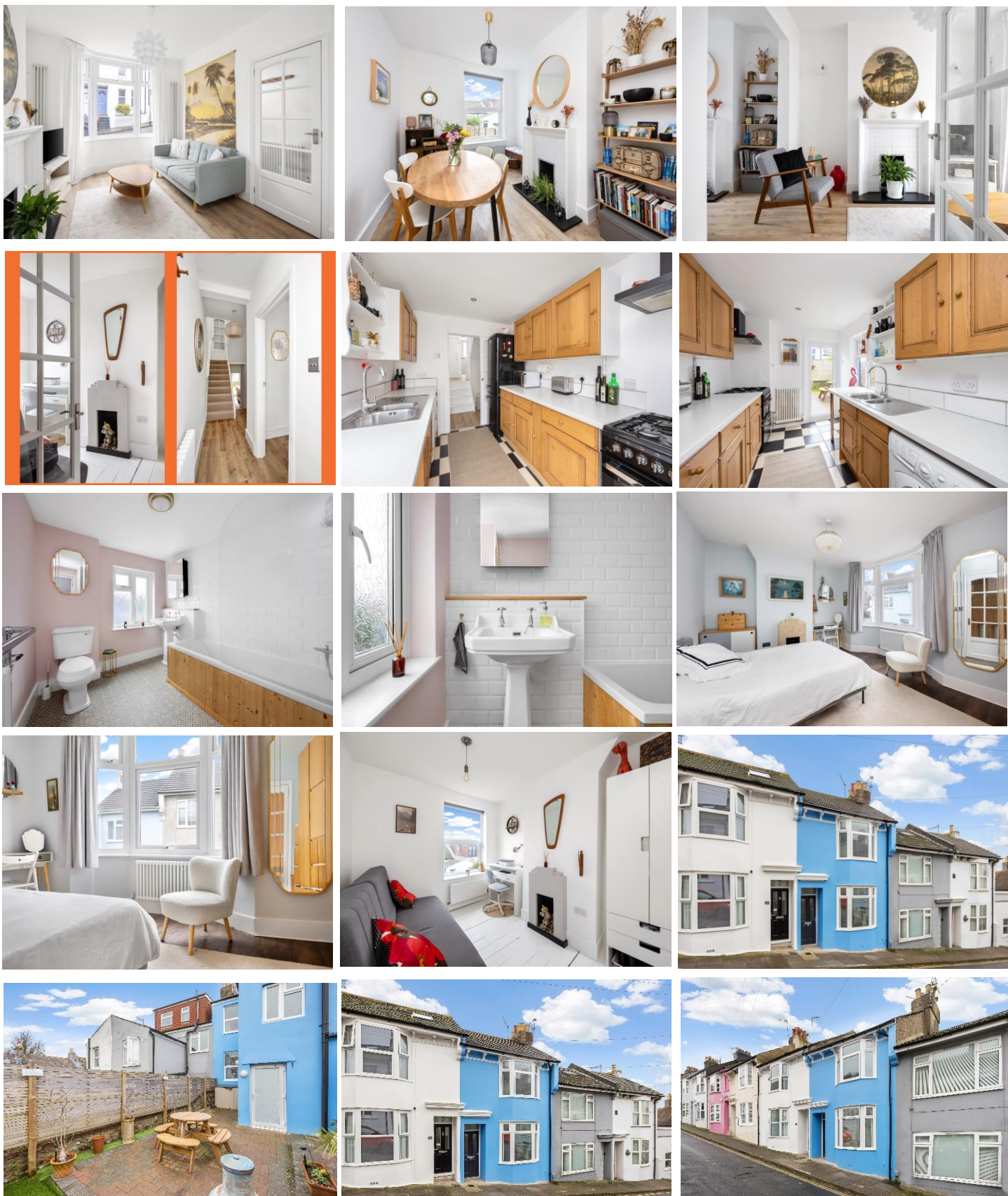
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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



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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