



85 Bentham Road
Brighton, BN2 9XB

Guide Price £550,000
Freehold

UWS1111

- **GUIDE PRICE £550,000 - £575,000** A well presented 3 storey three double bedroom on a much sought after road in Hanover
- Lounge & Dining Room with picture rails & wood flooring & French doors to the rear patio
- Modern Kitchen
- Upstairs bathroom with white suite & freestanding claw foot bath & separate shower cubicle
- 3 Double Bedrooms with excellent views from the front facing bedrooms
- Gas heating with combi boiler
- Mostly double glazed
- Excellent location for highly sought after St Luke's and Elm Grove School's
- Rear patio garden
- Viewing is highly recommended.

**** A VERY WELL PRESENTED THREE STOREY 3 DOUBLE BEDROOM HOUSE, LOCATED ON ONE OF HANOVER'S BEST ROADS **** GUIDE PRICE £550,000 - £575,000. This home is set back from the road and has lovely open aspect looking down Islingword Place. The presentation is excellent with a large knocked through lounge/diner, with wood flooring and double glazed French doors to the garden. Modern kitchen to the rear. Recently installed large stylish bathroom above the kitchen. 2 double bedrooms on the first floor. The main bedroom to the front has a fantastic view down Islingword Place, making it a very light and bright room. Bedroom 3 is a large loft conversion, with a defined study area and bedroom area. Great location for highly sought after St Lukes School and Elm Grove School located at the end of the road. Viewing is highly recommended (114 sq m internally. EPC 71 - C)

Steps & small front garden leading to double glazed entrance door to:

Entrance Hallway

Radiator, stairs to first floor, cupboard housing gas & electric meters and fuse box, dado rail, range of under-stairs storage cupboards with hanging rail and shelving, stripped & polished wood floor and two doors through to:

Lounge 11' 9" x 13' 3" (3.58m x 4.04m)

Radiator, picture rail, coving, attractive feature cast iron fireplace with tiled hearth, T.V. aerial point, stripped & polished wood floor and uPVC double glazed bay window to front aspect. Folding doors leading to:

Dining Room 10' 1" x 12' 1" (3.07m x 3.68m)

Radiator, picture rail, stripped & polished wood floor and uPVC double glazed French doors leading to the rear patio.

Kitchen 7' 0" x 12' 10" (2.13m x 3.91m)

A range of base cupboards & drawers with bamboo work-surfaces above, white ceramic sink with mixer tap, 4 ring gas hob with extractor hood above, built-in oven and grill, matching range of wall mounted cupboards, plumbing for washing machine & dishwasher, space for upright fridge/freezer & tumble dryer, spotlights on rails, cupboard housing gas combination boiler, ceramic tiled floor, uPVC double glazed window and glazed casement door to rear patio.

From entrance hallway stairs leading to:

Mezzanine Landing

Dado rail and door to:

Family Bathroom 7' 0" x 12' 10" (2.13m x 3.91m)

White suite of freestanding claw foot slipper bath with central mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap with drawers below, fully tiled walk-in shower cubicle with thermostatic shower, drench shower head and adjustable spray attachment, extractor fan, inset spotlights, part tiled walls, chrome ladder style radiator, laminated flooring and frosted uPVC double glazed window.

From mezzanine landing stairs leading to:

First Floor Landing

Bedroom 2 15' 5" x 13' 3" (4.70m x 4.04m)

3 Radiators, cast iron fireplace, 2 double wardrobe cupboards with hanging rails, picture rail, and uPVC double glazed bay window and side window to front aspect.

Bedroom 3 9' 10" x 12' 1" (2.99m x 3.68m)

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

From first floor landing stairs leading to:

Second Floor

uPVC double glazed window and door to:

Bedroom 1 14' 6" x 18' 11" (4.42m x 5.76m)

Radiator, 2 velux windows, inset spotlights, stripped & polished wood floor and uPVC double glazed window overlooking the rear patio. Distant sea views & to the Downs.

Outside

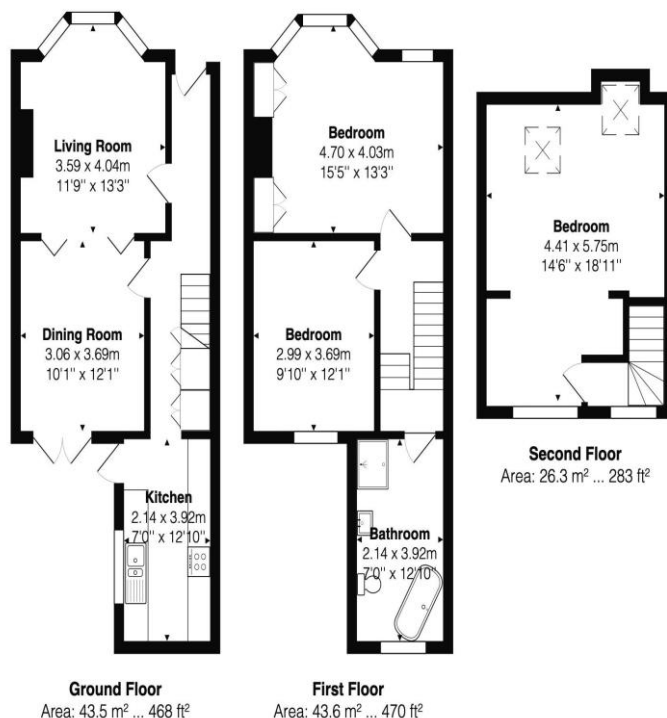
Rear Garden

Side Return 15' 6" x 7' 4" (4.72m x 2.23m)

Paved with rear storage area and decked wooden steps leading to:

Main Garden 12' 8" x 15' 3" (3.86m x 4.64m)

Fully decked with side raised flower bed, outside timber shed and brick, flint and rendered wall boundaries. Council Tax Band C.



Total Area: 113.3 m² ... 1220 ft²

Energy performance certificate (EPC)

85 Bentham Road BRIGHTON BN2 9XB	Energy rating C	Valid until: 30 January 2034
		Certificate number: 0350-2819-3390-2474-7445

Property type: Mid-terrace house

Total floor area: 114 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 C. 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

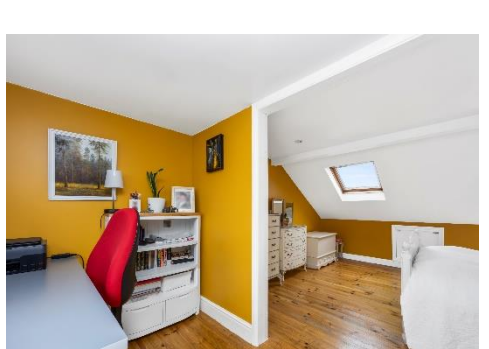
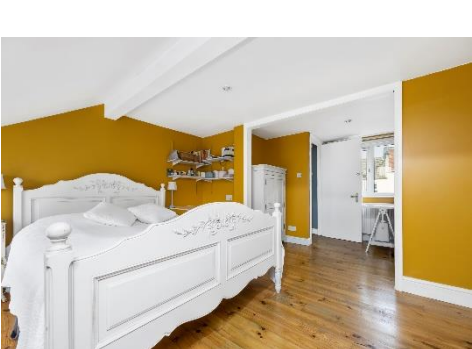
The graph shows this property's current and potential energy rating.

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



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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