



6 Bentham Road
Brighton, BN2 9XD

£505,000
Freehold

UWS1110

- **£525,000 - £550,000**
- **A Large 3 storey terraced house available with no chain**
- **3 / 4 Bedrooms**
- **Lounge**
- **Dining Room / Bedroom 4**
- **Upstairs bathroom with white suite and double ended claw foot bath & large shower**
- **Shower Room**
- **Master bedroom with en-suite shower room & great views**
- **Some stripped wood floors**
- **Part double glazed**
- **Gas heating with combi boiler**
- **West facing rear patio**
- **No chain**

****GUIDE PRICE £525,000 - £550,000 CHAIN FREE, WONDERFUL LOCATION FOR ELM GROVE & ST LUKE'S SCHOOLS. WEST GARDEN **** This is a well presented 3 storey 3/4 bedroom Victorian house located towards the bottom of Elm Grove, close to the Flour Pot bakery. Set back from the road, with a small front garden and the added bonus of no immediate cars outside this property. 2 separate reception rooms, formerly one large through room, that has been divided by a stud wall to create a living room and bedroom 4 to the rear. Kitchen to the rear with double glazed door to the rear paved garden. Family bathroom on the first floor with 2 double bedrooms and a shower room as well next to the bedroom to the front. The loft has already been converted with another double bedroom with an en suite shower room. In total there are 3 toilets, 3 showers and a claw foot bath, so a perfect buy to let investment or a family home. The garden faces Westerly, ideal for afternoon/evening sun. There is rear access via gate onto Luther Street behind. Also there is access to storage below the rear ground floor. Wood flooring, double glazing, combi boiler, a feature fireplace and no chain, make this a great house to buy. (95 sq m internally. EPC Rating D - 57)

Pathway with small front garden leading to:

Attractive stained glass front door leading to:

Entrance Hallway

Radiator, smoke alarm, wall mounted thermostat, cupboard housing gas & electric meters and fuse box, original ceiling coving & corbels, stairs to first floor and stairs leading down to kitchen, stripped & stained wood floor and door to:

Lounge 11' 2" x 11' 1" (3.40m x 3.38m)

Attractive cast iron fireplace with mantelpiece above, radiator, stripped & stained wood floor, smoke alarm, open reach point and single glazed sash bay window to front aspect.

Dining Room / bedroom 4 11' 3" x 9' 5" (3.43m x 2.87m)

Radiator, shelving to chimney recess, coved ceiling, smoke alarm and double glazed window over looking the rear patio.

From hallway stairs leading down to:

Inner Lobby

Radiator and under-stairs storage area, laminated flooring and door to:

Kitchen 11' 10" x 7' 0" (3.60m x 2.13m)

Base cupboards & drawers with moulded work-surfaces over, stainless steel sink with mixer tap, plumbing for washing machine & dishwasher, space for upright fridge/freezer, 4 ring gas hob with oven below and extractor hood above, part tiled walls, 4 column old school style radiator, wall mounted gas combination boiler, smoke alarm, eyeball spotlights, matching range of wall mounted cupboards with under-cupboard lighting, double glazed window to side aspect and double glazed door to rear garden.

From entrance hallway stairs leading to:

Mezzanine Landing

Bathroom 11' 8" x 7' 0" (3.55m x 2.13m)

Modern white suite of freestanding bath with telephone style mixer tap and adjustable spray attachment, W.C. Wash basin with mixer tap and cupboard below, large double walk-in shower cubicle with mixer tap and drench shower head and further adjustable spray attachment, white ladder style radiator, laminated flooring, hatch to small loft space and frosted double glazed window to rear aspect.

From mezzanine landing stairs leading to:

First Floor Landing

Cupboard with shelving, emergency lighting and door to:

Bedroom 2 11' 3" x 9' 11" (3.43m x 3.02m)

Radiator, built-in wardrobe cupboards, fireplace (blocked) with tiled hearth, stripped & stained wood flooring, smoke alarm and single glazed sash bay window to front aspect.

Bedroom 3 11' 1" x 9' 4" (3.38m x 2.84m)

Radiator, fireplace (blocked) with tiled hearth, coved ceiling, stripped & polished wood floor and double glazed window to rear aspect.

Shower Room 7' 3" x 4' 4" (2.21m x 1.32m)

W.C. Fully tiled shower cubicle with adjustable spray attachment, inset spotlights, wall mounted sink with mixer tap, vinyl flooring, extractor fan, chrome ladder style radiator and double glazed window to front aspect.

From first floor landing stairs leading to:

Second Floor

Velux window, smoke alarm and door to:

Bedroom 1 14' 7" x 7' 0" (4.44m x 2.13m)

3 Column old school style radiator, fitted cupboards, various eaves storage cupboards, inset spotlights, smoke alarm, velux window with views across to the Downs and down to the sea and door to:

En-suite Shower Room 6' 3" x 4' 11" (1.90m x 1.50m)

Low-level W.C. Wall mounted wash basin with mixer tap, shaver point, fully tiled walk-in shower cubicle, white ladder style radiator, ceramic tiled floor, extractor fan and velux window.

Outside

Rear Garden Side Return 13' 1" x 7' 1" (3.98m x 2.16m)

Brick paved with raised flower beds, outside water tap and outside light. Door to under house storage area.

Main Patio Garden 15' 0" x 14' 9" (4.57m x 4.49m)

West facing, brick paved and rear decked area, steps leading down to side access timber gate. Timber fenced boundaries.

Council Tax Band C.

Energy performance certificate (EPC)

6, Bentham Road BRIGHTON BN2 9XD	Energy rating D	Valid until: 17 October 2029
		Certificate number: 8341-6820-6879-8365-5992

Property type Mid-terrace house

Total floor area 83 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		82 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.

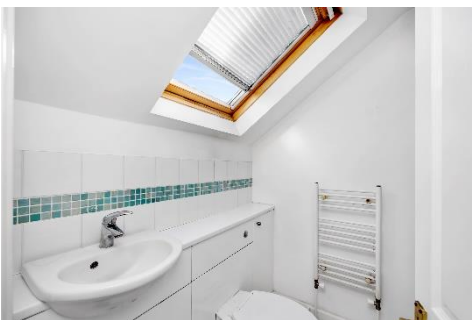
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

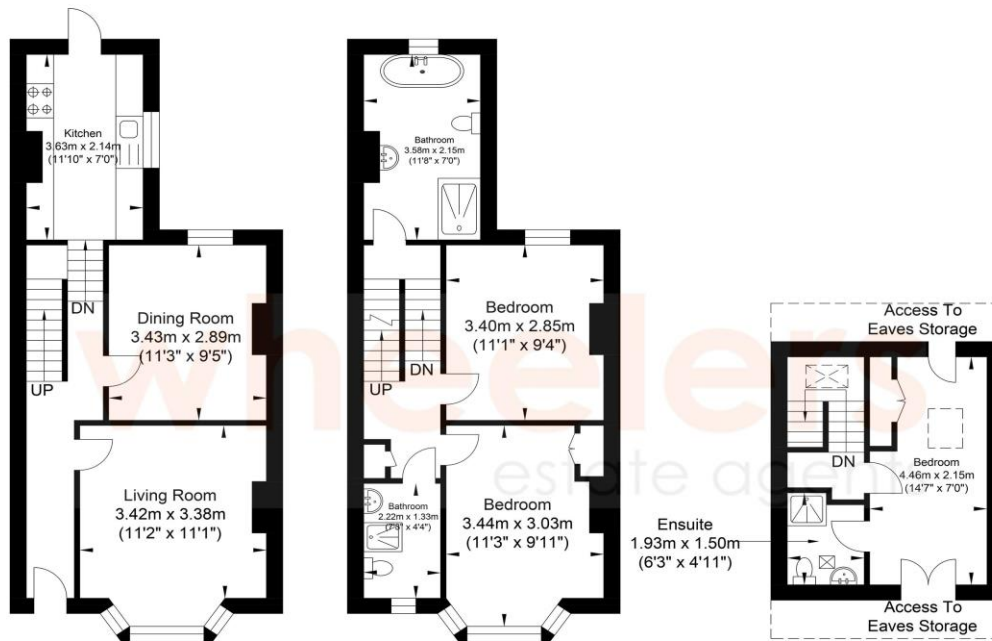
- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property



Bentham Road



Ground Floor
Approximate Floor Area
423.55 sq ft
(39.35 sq m)

First Floor
Approximate Floor Area
423.55 sq ft
(39.35 sq m)

Second Floor
Approximate Floor Area
175.66 sq ft
(16.32 sq m)



Approximate Gross Internal Area = 95.02 sq m / 1022.78 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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