

**30 Grove Street**  
Brighton, BN2 9NY

**£479,950**  
Freehold

UWS1127

- A two bedroom 2 storey terraced house on one of Hanover's widest roads
- Large through lounge / dining room with door to rear patio & wood flooring
- Modern fitted kitchen with some built-in appliances
- Large modern bathroom with double ended bath & separate walk-in shower with under-floor heating
- 2 Good sized bedrooms
- Sash windows
- Gas heating with combi boiler
- East facing patio landscaped garden
- Viewing is highly recommended
- No Chain (Completion of sale no earlier than 23/8/24)

**\*\* BEAUTIFULLY PRESENTED THROUGHOUT, NO CHAIN \*\*** This is a wonderful example of a Victorian Hanover home, that is located on one of Hanover's widest streets. The owners have impeccable taste and have created home with vibrant colours with an excellent sense of style. Extremely well presented throughout, with a large dual aspect through lounge/diner. Access to the landscaped garden from the dining area. Separate modern kitchen overlooking the garden, with fitted appliances. The stunning bathroom is located above the kitchen on the first floor, as are the two bedrooms.. The loft has been converted into a very useful useable work space. Viewing is highly recommended (82 sq m internally. EPC Rating 63 D)

**Attractive iron security gate, steps leading to part glazed entrance door to:**

**Entrance Hallway**

Radiator behind decorative panel, smoke alarm, dado rail, wall mounted thermostat, under-stairs storage cupboards with hanging rail and shelving and gas meter, high level cupboard housing electric meter and fuse box, ripped oak engineered wood flooring and stairs to first floor.

**Lounge / Dining Room 22' 11" x 11' 8" (6.98m x 3.55m)**

Lounge area: Modern wall mounted 2 column radiator, coved ceiling, range of book shelving and cupboards to chimney recess, wood flooring and sash window to front aspect. Dining area: Radiator with decorative panel, ripped Oak engineered wood flooring and double glazed door to rear patio.

**Kitchen 9' 5" x 9' 3" (2.87m x 2.82m)**

A range of modern base cupboards & drawers with wood work-surfaces over, built-in 4 ring electric hob with oven below and extractor hood above, integrated slim-line dishwasher & washing machine, space for fridge/freezer, sink with mixer tap, inset spotlights, part tiled walls, cupboard housing gas combination boiler, ceramic tiled floor, modern wall mounted radiator and double glazed window over-looking the rear patio.

**From entrance hallway painted & carpeted stairs leading to:**

**Mezzanine Landing**

**Bathroom 15' 3" x 11' 8" (4.64m x 3.55m)**

Modern white suite of double ended bath with freestanding mixer tap & adjustable spray attachment, large fully tiled walk-in shower with drench shower head & adjustable spray attachment, low-level W.C. Modern wall mounted 2 column radiator, sink with mixer tap and drawers below, fully tiled walls, extractor fan, inset spotlights, ceramic tiled floor with under-floor heating and sash frosted window.

**From mezzanine landing stairs leading to:**

**First Floor Landing**

Hatch to loft space, fully boarded with pull down ladder, velux window, light & power points.

**Bedroom 1 15' 3" x 11' 8" (4.64m x 3.55m)**

Radiator, cast iron fireplace and sash window to front aspect.

**Bedroom 2 10' 8" x 9' 9" (3.25m x 2.97m)**

Radiator behind decorative panel, attractive cast iron painted fireplace and sash window overlooking the rear patio.

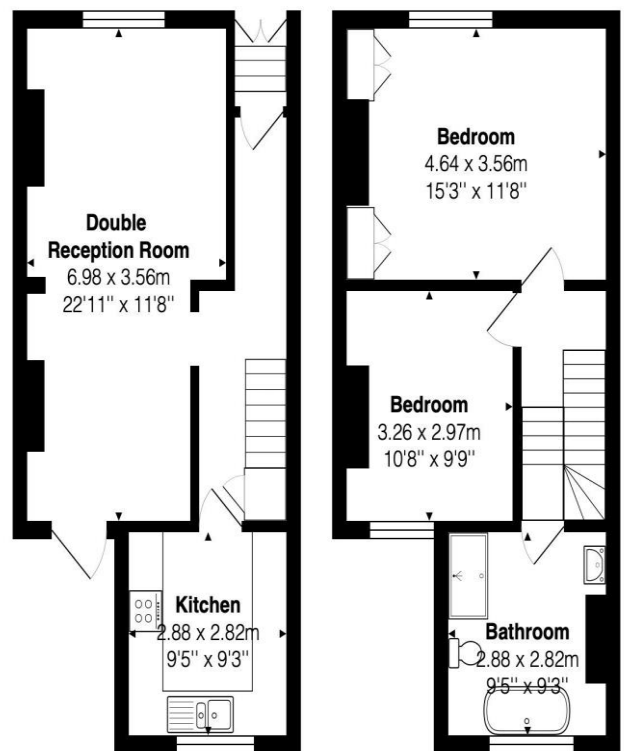
**Outside**

**Side Return 9' 8" x 4' 8" (2.94m x 1.42m)**

Outside water tap, large flag stone paving and steps leading to:

**Main Patio 15' 5" x 14' 5" (4.70m x 4.39m)**

East facing. Large flag stone rear patio, purple slate, 2 flower beds, large L-shaped seating area with pagoda above, timber & rendered walled boundaries and outside lighting. Council Tax Band C.



**Ground Floor**  
Area: 41.0 m<sup>2</sup> ... 441 ft<sup>2</sup>

**First Floor**  
Area: 41.0 m<sup>2</sup> ... 441 ft<sup>2</sup>

Total Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

# Energy performance certificate (EPC)

30 Grove Street BRIGHTON BN2 9NY	Energy rating <b>D</b>	Valid until: <b>21 February 2034</b>
		Certificate number: <b>2792-3035-8202-3074-1204</b>

**Property type** Mid-terrace house

**Total floor area** 82 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 <b>C</b>
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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