



18 Toronto Terrace
Brighton, BN2 9UW

£500,000
Freehold

UWS1080

- A Beautifully presented 2 bedroom terraced house situated at the top of Hanover
- Through Lounge / Dining Room with feature fireplace & French doors into lean-to
- Modern fitted kitchen with door to the rear garden
- Large family bathroom with white suite & separate shower cubicle
- 2 Good sized bedrooms
- Double glazed throughout
- Gas heating with combi boiler
- Handy boarded loft space with velux window & views over Brighton to the Downs
- Lean-to
- 45ft West facing garden with detached summerhouse at the end of the garden
- Viewing is highly recommended

**** SUPERB HANOVER HOUSE WITH LARGE WEST FACING GARDEN **** This is a fabulous home with superb attention to detail. A stunning large through lounge/diner with engineered oak flooring, with French doors out to a very useful lean to. Modern kitchen with another door out to the West garden. 2 double bedrooms and a beautiful stylish and very bright bathroom on the first floor. The loft is being used as a very useful office space, with power, lighting, Velux window and eaves storage. The garden is the perfect sun trap, 45ft in length, with plenty of greenery and faces West, perfect for afternoon and evening sun. A real bonus is the detached summerhouse, with power, located at the end of the garden. The location here is brilliant too, very close to Queens Park at the top of Hanover. Fantastic for nearby St Luke's School and a very friendly neighbourly street, viewing highly recommended. (EPC rating D 65) Internal measurements including the loft space - 99 sq metres.

Entrance door with security spy-hole.

Entrance Hallway

Radiator, cupboard housing gas & electric meter & fuse box, under-stairs storage area, inset eyeball spotlights, painted wood floor, stairs to first floor and door to:

Lounge 11' 9" x 11' 5" (3.58m x 3.48m)

Radiator, attractive feature cast iron fireplace, satellite cable, Oak engineered wood floor and sash double glazed window to front aspect.

Dining Room 10' 9" x 9' 10" (3.27m x 2.99m)

Radiator and double glazed French doors leading to the lean-to.

Lean-To 6' 7" x 8' 4" (2.01m x 2.54m)

Wood floor, leading out to rear garden.

Kitchen 12' 5" x 7' 7" (3.78m x 2.31m)

A range of modern base cupboards & drawers with moulded work-surfaces over, inset 4 ring electric hob with oven below and extractor hood above, plumbing for washing machine, space for upright fridge/freezer, stainless steel sink with mixer tap, radiator, inset spotlights, smoke alarm, matching range of wall mounted cupboards with under-cupboard lighting, part tiled walls, vinyl flooring, double glazed window to lean-to and small window and double glazed casement door leading to rear garden.

From entrance hallway painted wood stairs leading to:

Mezzanine Landing

Family Bathroom

White suit if bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap and cupboard below, fully tiled walk-in shower cubicle with fitted thermostatic shower, radiator, part tiled walls, fitted mirror and light, shaver point, cupboard housing gas combination boiler, large double glazed velux window, small side window and painted wood floor.

From mezzanine landing stairs leading to:

First Floor Landing

Smoke alarm, spotlights on rail and stairs to loft space.

Bedroom 1 15' 5" x 11' 10" (4.70m x 3.60m)

Radiator and double glazed sash window to front aspect.

Bedroom 2 10' 9" x 10' 0" (3.27m x 3.05m)

Radiator, attractive cast iron fireplace with tiled hearth and double glazed window overlooking the rear garden.

From first floor landing painted wood stairs leading to:

Loft Space 122' 5" x 11' 4" (37.28m x 3.45m)

Spotlights on rail and Velux window with views across Brighton to the Downs.

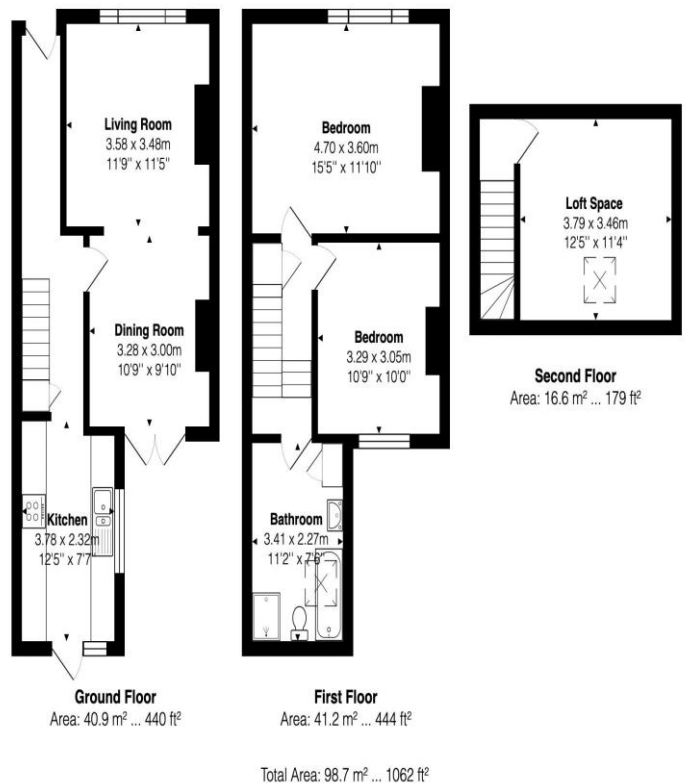
Outside

Rear Garden 45' 4" x 14' 7" (13.81m x 4.44m) to include the summer house

West facing, brick patio area with outside water tap, laid to lawn with side flower bed, large tree, rear decked patio. Flint and rendered wall boundaries.

Summer House 9' 6" x 9' 6" (2.89m x 2.89m)

Power & light, window and attractively painted. Council Tax Band C.



Energy performance certificate (EPC)

18 Toronto Terrace
BRIGHTON
BN2 9UW

Energy rating

D

Valid until: **11 July 2033**

Certificate
number: **0380-2299-1230-2497-7821**

Property type

Mid-terrace house

Total floor area

99 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.](#)



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**

Wheelers Estate Agents
119 Islingword Road

Hanover
Brighton
BN2 9SG
01273-606027
wheelersstateagents.co.uk
info@wheelersstateagents.co.uk