



2 St. Lukes Road
Brighton, BN2 9ZD

Guide Price
£1,100,000
Freehold

UWS1125

- A very substantial 5 double bedroom family home with a 55ft x 52ft rear West facing garden
- Large family room / Kitchen with tri-folding doors to the rear garden
- Reception room with dividing doors to Dining Room
- Utility Room
- Down-stairs cloakroom
- 5 Double Bedrooms
- Large family bathroom with separate shower
- 2nd Bathroom with white suite
- Mostly sash windows
- Gas Heating with sealed water system
- Large West facing rear garden with side access gate
- Stripped wood doors throughout
- High ceilings
- Viewing is highly recommended

**** A VERY IMPRESSIVE 5 DOUBLE BEDROOM EXTENDED END OF TERRACE HOUSE, LOCATED IN HIGHLY DESIRED QUEENS PARK, WITH A MUCH LARGER THAN NORMAL WEST FACING GARDEN FOR THE AREA **** Rarely do houses of this size come to the market and there is so much to like here, with a vast amount of family living space, with the main feature being the huge open plan kitchen/breakfast/family room, measuring 32 ft in length, with bi-folding doors opening out to the amazing garden. There is also a utility room, WC, a living room and dining room on the ground floor too. 3 double bedrooms and family bathroom on the first floor and 2 further double bedrooms and bathroom on the second floor. The garden is so well designed, West facing and huge for the area, 55ft x 52ft, with a spacious patio area, backing onto St Luke's Church, a large lawn and mature trees and shrubs, surrounding the garden. Superb location close St Luke's School, one of the most desired state schools in Brighton. This stunning family home comes in at 251 square meters (2709 sq ft) and viewing is highly recommended to appreciate the size and quality. EPC Rating 61 D. Parking Zone C, no waiting list at present.

Front Garden

Walled front garden with outside gas meter cupboard and pathway leading to part glazed entrance door:

Entrance Hall

Radiator, part tiled floor, stripped wood stairs to first floor, large under-stairs cupboard housing electric meter and fuse box & shelving, Oak engineered wood floor stripped wood door to:

Reception Room 14' 0" x 12' 9" (4.26m x 3.88m)

Radiator, attractive cast iron open fireplace with mantelpiece above, telephone point, NTL point, picture rail, stripped & polished wood floor, 2 wall lights, large sash bay window to front aspect. Large wood folding dividing doors to:

Dining Room 14' 0" x 11' 3" (4.26m x 3.43m)

Large cast iron fireplace, half height cupboard to chimney recess, radiator, 2 wall lights, picture rail and stripped & polished wood floor.

From entrance hallway stripped wood stable door leading to:

Large family room / Kitchen 32' 7" x 16' 5" (9.92m x 5.00m)

Kitchen area: A range of bespoke cupboards & drawers with birch plywood work-surfaces above, circular sink with mixer tap, gas cooker point, extractor fan, integrated dishwasher, fridge & freezer, large bespoke storage cupboards, 2nd stainless steel sink with mixer tap, smoke alarm, inset spotlights, Old School 3 column white radiator, 3 sash windows to side aspect, engineered Oak wood floor and cupboard housing gas boiler. Family area: Modern 3 column white wall hung Old School radiator, fitted wood burning stove, double glazed door to side aspect, 2 velux roof windows, engineered Oak Wood floor, storage area with side window, fitted wiring for speakers and tri-folding doors to rear garden.

Utility Room 13' 1" x 7' 6" (3.98m x 2.28m)

Stainless steel sink with extending mixer tap, chrome ladder style radiator, roof window, side window, space and plumbing for washing machine, space for tumble dryer, cupboards with shelving, inset spotlights, marmoleum lino flooring and door to:

Cloakroom

Low-level W.C. Wall mounted wash basin with mixer tap, radiator, extractor fan, inset spotlight and marmoleum lino flooring.

From entrance hallway stripped wood stairs & balustrade leading to:

Mezzanine Landing

Radiator, 2 sash windows, thermostat and large double cupboard with shelving.

Bedroom 1 16' 5" x 11' 9" (5.00m x 3.58m)

Radiator, cupboard with shelving and cupboard above, Virgin point, telephone point, smoke alarm, 3 sash windows and part glazed casement door.

Bathroom 10' 6" x 7' 5" (3.20m x 2.26m)

White suite, double ended bath with mixer tap and adjustable spray attachment, fully tiled corner shower cubicle, low-level W.C. Part tiled walls, wash basin with mixer tap, shaver point, 2 chrome ladder style radiators, large fitted mirror, triple spotlight cluster, 3 borrowed light windows, rubber flooring and frosted window.

First Floor Landing

Radiator and sash window to front aspect.

Bedroom 2 14' 0" x 13' 5" (4.26m x 4.09m)

Radiator, 2 double wardrobe cupboards with hanging rails, shelving and drawers, tv aerial point and large sash double glazed bay window to front aspect with amazing side views down to the sea.

Bedroom 3 13' 0" x 11' 3" (3.96m x 3.43m)

Radiator, attractive cast iron fireplace, double door wardrobe cupboard with hanging rail and cupboard above, shelving to chimney recess and sash window to rear aspect.

From first floor landing stripped wood stairs & balustrade leading to:

Second Floor

Radiator, thermostat and sash window.

Bedroom 4 15' 6" x 13' 0" (4.72m x 3.96m)

Two velux windows, double glazed window to rear aspect, eaves storage, walk-in dressing area with velux window, hanging rails, fitted mirror and shelving.

Bedroom 5 14' 10" x 12' 6" (4.52m x 3.81m)

Radiator, sash window and further side window.

Bathroom 2

White suite of bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap, part tiled walls, chrome ladder style radiator, glass shelving, inset spotlights, bamboo flooring, cupboard housing sealed water system tank and frosted window. From second floor 4 steps leading to:

Outside

Rear Garden 55' 4" x 52' 0" (16.85m x 15.84m)

West facing. Decked patio area. Large side paved patio, central raised lawn with rear and side flower beds, two side storage areas, outside water tap, rear timber shed, small garden shed and side access gate. Brick wall boundaries.

Council Tax Band E.

Parking Zone C.

Energy performance certificate (EPC)

2 St. Lukes Road
BRIGHTON
BN2 9ZD

Energy rating

D

Valid until:

9 April 2034

Certificate number:

1034-6824-3300-0501-6206

Property type

End-terrace house

Total floor area

252 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	61 D	
39-54	E		
21-38	F		
1-20	G		

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

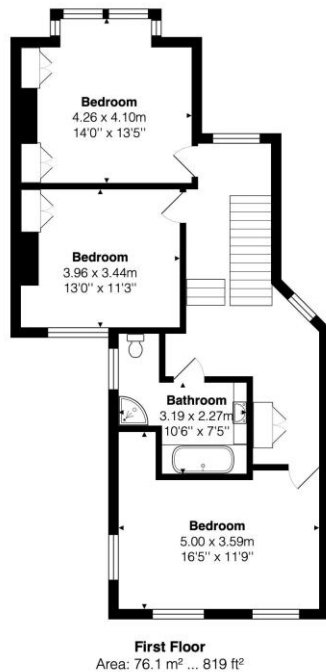
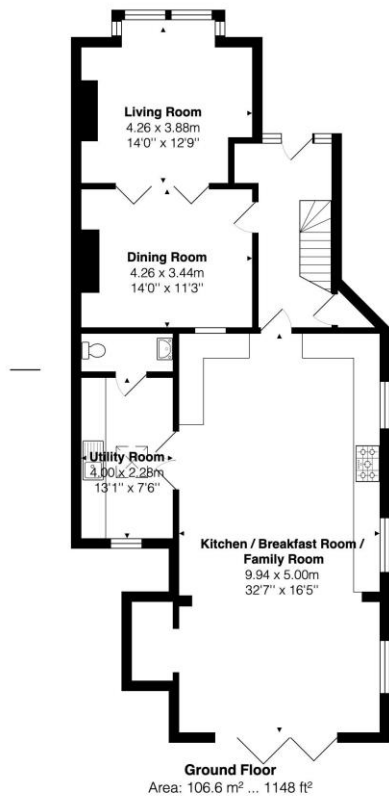
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Breakdown of property's energy performance





Total Area: 251.6 m² ... 2709 ft²

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

wheelersestateagents.co.uk

info@wheelersestateagents.co.uk