



**8 Scotland Street**  
Brighton, BN2 9WA

**Guide Price £425,000**  
Freehold

UWS1101

- A two bedroom 2 storey Victorian terraced house
- Large through Lounge / Kitchen
- Dining Room / Study
- 2 Bedrooms on the first floor
- Upstairs bathroom with claw foot bath & separate shower cubicle
- Modern kitchen with French doors to the rear patio
- Gas heating with combi boiler
- Part double glazed
- East facing raised patio
- Boarded loft space with Velux window and power
- Viewing is highly recommended

GUIDE PRICE £425,000 - £450,000. \*\* VICTORIAN HANOVER HOME, LOCATED JUST OFF SOUTHOVER STREET  
 \*\* This 2 storey 2 double bedroom house that measures in at just over 78 sq meters, which is bigger than the majority of houses on this side of Scotland Street. A very inviting open plan knocked through lounge/kitchen with French doors to the patio garden. A real bonus of this house is it has a 2 storey extension to rear, which means it offers a study/dining room off the kitchen and a well presented upstairs bathroom, above the study/dining room. 2 double bedrooms on the first floor. Useful loft space, fully boarded, with power, Velux window and a pull down ladder. Some updating required.

**Part glazed door leading to:**

**Through Lounge / Kitchen 20' 8" x 13' 9" (6.29m x 4.19m)**

Lounge area: 2 radiators, open fireplace, range of built-in shelving, T.V. aerial cable, cupboard housing electric meter and fuse box, under-stairs gas meter, stairs to first floor, wood flooring and single glazed window to front aspect. Kitchen Area: Range of modern base cupboards & drawers with work-surfaces above, 4 ring electric hob with oven below & extractor hood above, sink with mixer tap, matching range of wall mounted cupboards, cupboard housing gas combination boiler, under work-top space for fridge, under-stairs storage cupboards one housing plumbing for washing machine with work-surface above, wood flooring and double glazed French doors leading to lower patio.

**Dining Room 9' 6" x 6' 3" (2.89m x 1.90m)**

Radiator, small porthole window to rear, wood flooring, inset spotlights and further double glazed window to side aspect.

**From lounge stairs leading to:**

**First Floor Landing**

Hatch to loft space 13'10 x 10'9 (4.24m x 3.30m) with retractable ladder, velux window and inset spotlight and eaves storage cupboards. Hallway has radiator, smoke alarm and stripped wood door to:

**Bathroom 8' 10" x 6' 3" (2.69m x 1.90m)**

Suite of freestanding claw foot bath with mixer tap and adjustable spray attachment, small round sink with mixer tap and cupboard below, low-level W.C. Fully tiled walk-in shower cubicle with fitted shower. Ceramic tiled floor with under-floor heating, white ladder style radiator, inset spotlights, extractor fan and double glazed window to rear aspect.

**Bedroom 1 14' 1" x 10' 3" (4.29m x 3.12m)**

Radiator, 3 double fitted wardrobe cupboards with hanging rails and shelving, range of open shelving, painted wood floor and single glazed window to front aspect.

**Bedroom 2 9' 11" x 8' 11" (3.02m x 2.72m)**

Radiator, open shelving, stripped & polished wood floor and single glazed window to rear aspect

**Outside**

**Rear Garden 14' 0" x 8' 9" (4.26m x 2.66m)**

East Facing. Small patio area with astro-turf and wooden steps leading to main patio with large paving stones, rear

and side flower beds, timber & brick wall boundaries. Council Tax Band C.

**Scotland Street**



	Ground Floor	First Floor	Loft
	Approximate Floor Area 346.49 sq ft (32.19 sq m)	Approximate Floor Area 346.49 sq ft (32.19 sq m)	Approximate Floor Area 150.58 sq ft (13.99 sq m)

Approximate Gross Internal Area = 78.37 sq m / 843.56 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

8, Scotland Street BRIGHTON BN2 9WA	Energy rating <b>E</b>	Valid until: <b>15 December 2025</b>
		Certificate number: <b>9268-6968-7272-4615-1970</b>

Property type	Mid-terrace house
Total floor area	64 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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

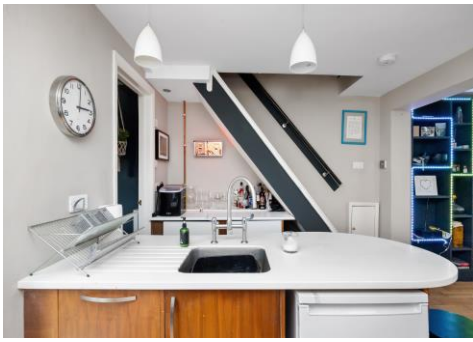
## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor



**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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