



64 Washington Street
Brighton, BN2 9SR

£535,000
Freehold

UWS1122

- A very well presented 3 bedroom three storey terraced house with a lovely West facing rear garden
- Large through lounge / kitchen / dining room with French doors to rear garden
- Bedroom 3 / reception room 2
- Study Area
- Beautifully presented bathroom with white suite & separate shower
- 2 Upstairs double bedrooms
- Gas heating with combi boiler
- Some double glazing
- West facing rear decked garden
- Vendors suited

**** BEAUTIFULLY PRESENTED, WITH A GREAT EYE FOR DESIGN **** This is a real Hanover gem. Located on the sunny side, with a West facing garden, there is nothing not to like about this home. The owners have a great eye for design and colour, with a large well presented through lounge/diner/kitchen on the lower level, with French doors to the sunny garden. Bedroom 3/reception 2 on the ground floor, a defined study area between this room and the stunning family bathroom, to the rear. 2 double bedrooms on the first floor, all really well presented. (EPC rating 71 - C) Parking Zone V, currently no waiting list.

Iron security gate & entrance door leading to:

Entrance Hallway

White 3 column old school style radiator, stairs to first & lower ground floors, stripped & polished wood floor and door to:

Bedroom 3 / Reception Room 2 11' 10" x 10' 1" (3.60m x 3.07m)

White 3 column old school style radiator, stripped & polished wood floor, two wall lights, central ceiling light and sash double glazed bay window with fitted plantation shutters to front aspect.

Office / Study Area 5' 10" x 3' 10" (1.78m x 1.17m)

Large double cupboard housing shelving.

Bathroom 10' 5" x 9' 0" (3.17m x 2.74m)

White suite of double ended bath with mixer tap, sink with mixer tap & drawers below, low-level W.C. Walk-in shower with fitted drench shower head, fully tiled walls, extractor fan, inset spotlights, ceramic tiled floor, mirror fronted medicine cabinet with lights and sash frosted window to rear aspect.

From entrance hallway stripped wood stairs leading to:

First Floor Landing

Sash window to rear aspect. Hatch to loft space, fitted cupboard, smoke alarm and door to:

Bedroom 1 14' 1" x 12' 2" (4.29m x 3.71m)

White 3 column old school style radiator, attractive feature fireplace, two double wardrobe cupboards housing hanging rails, shelving to chimney recesses and double glazed bay window with fitted plantation shutters to front aspect.

Bedroom 2 10' 5" x 8' 9" (3.17m x 2.66m)

White 3 column old school style radiator and sash window to rear aspect.

From entrance hallway stripped wood stairs leading down to:

Lower Ground Floor

Lounge / Kitchen / Dining Room 20' 10" x 13' 10" (6.35m x 4.21m)

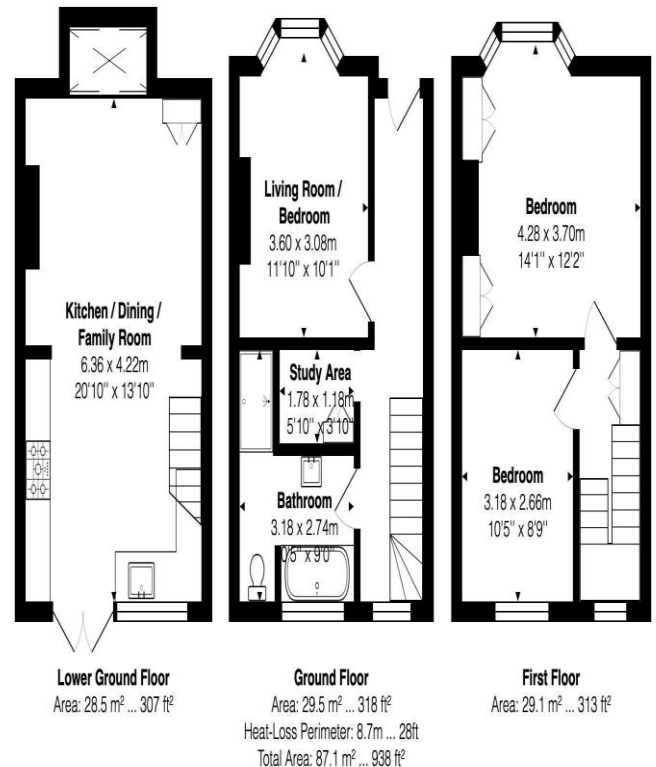
Lounge Area, wall mounted 2 column radiator, high level cupboard housing gas & electric meters and fuse box, attractive cast iron working fireplace, 2 low level cupboards to chimney recesses, light-well with fitted drawers, tiled floor and 4 wall lights. Kitchen / Dining Area: Range of base cupboards & drawers with wood

work surfaces over, gas cooker point, extractor hood, integrated dishwasher, plumbing for washing machine, white sink with mixer tap, wall mounted gas combination boiler, space for upright fridge/freezer, matching wall mounted cupboards, tiled floor, inset spotlights, double glazed window and double glazed French doors leading to rear garden.

Outside

Rear Garden 20' 7" x 14' 2" (6.27m x 4.31m)

West facing, fully decked with bamboo plants, raised flower beds, built-in wooden seating, cast iron fireplace and brick, flint & timber fenced boundaries. Council Tax Band C.



Energy performance certificate (EPC)

64 Washington Street BRIGHTON BN2 9SR	Energy rating C	Valid until: 19 November 2033
		Certificate number: 4290-2401-0122-0321-3973

Property type: Mid-terrace house

Total floor area: 88 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 C. 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		87 B
69-80	C	71 C	
55-68	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

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