wheelers estate agents









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)

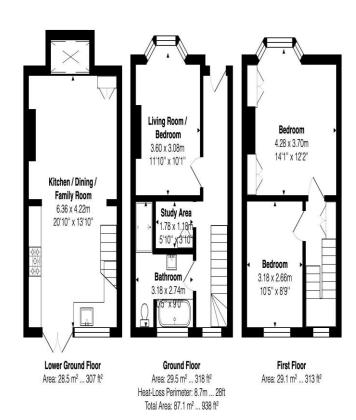
Lounge Area, wall mounted 2 column radiator, high level cupboard housing gas & electric meters and fuse box, attractive cast iron working fireplace, 2 low level cupboards to chimney recesses, light-well with fitted drawers, tiled floor and 4 wall lights. Kitchen / Dining Area: Range of base cupboards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

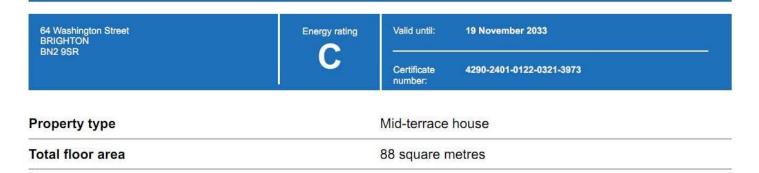
Outside

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)



Rules on letting this property

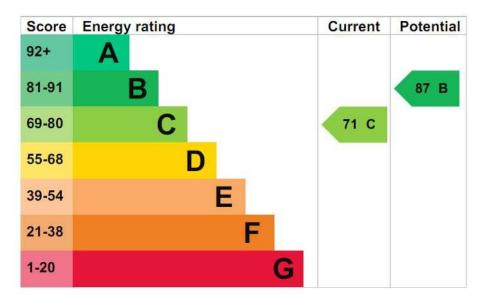
Properties can be let if they have an energy rating from A to E.

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).

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.



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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