



**93 Coleman Street**  
Brighton, BN2 9SQ

**£475,000**  
Freehold

UWS1129

- A two double bedroom 2 storey terraced house situated in the Heart of Hanover
- Large 23'1 dual aspect lounge / dining room with an attractive feature fireplace
- Modern kitchen with built-in appliances
- Modern white bathroom suite
- Part double glazed
- Gas heating with newly fitted combi boiler
- 2 Double bedrooms
- East facing rear patio
- Plenty of character
- Viewing is highly recommended
- Parking Zone V

**\*\* AN EXCELLENT EXAMPLE OF A 2 STOREY BAY FRONTED VICTORIAN HANOVER HOUSE \*\*** This is a really well presented 2 double bedroom terraced home, located just off Southover Street, in highly sought after Hanover. On the ground floor is a superb 23ft dual aspect lounge/diner with a feature fireplace and high ceilings. A modern white hi-gloss kitchen with some fitted appliances is located to the rear, with access to the garden. On the first floor above the kitchen is a large modern white bathroom with plenty of storage and 2 double bedrooms. All rooms are very well presented, viewing is highly recommended. Parking zone V, no waiting list at present and a great location for all that Hanover offers, great schools, brilliant pubs and easy access to the city centre. (EPC Rating 67 - D, 72 sq m internally)

**Entrance door leading to:**

**Entrance Hallway**

Dado rail, radiator, quarry-tiled floor, and stairs to first floor landing.

**Through Lounge / Dining Room 23' 1" x 14' 5" (7.03m x 4.39m)**

2 radiators, (one modern wall hung 3 column), Victorian cast iron fireplace with tiled inserts and hearth with mantelpiece above, media point, shelving to chimney recess, cupboard housing gas meter, electric meter and fuse box, sash bay window to front aspect and sash double glazed window over-looking rear patio.

**Kitchen 9' 10" x 6' 11" (2.99m x 2.11m)**

Comprising of modern white base cupboards and drawers with work surfaces above, inset 4 ring gas hob, fitted oven & grill, matching range of wall mounted cupboards to include wine rack, stainless steel sink unit with mixer tap and drainer, cupboard housing newly fitted gas fired combination boiler supplying domestic hot water and central heating radiators, part tiled walls, integrated fridge/freezer, dishwasher, large ceramic tiled floor, plumbing for washing machine, double glazed window and part-glazed casement door leading to patio.

**from entrance hallway stairs leading to:**

**Mezzanine Landing**

Door to:

**Bathroom 9' 10" x 6' 11" (2.99m x 2.11m)**

Comprising a modern white suite of double ended bath with central wall mixer tap, adjustable spray attachment, low level W.C, vanity unit with inset sink and mixer tap with cupboards below, inset spotlights, 4 fitted wall cupboards, chrome ladder style radiator, fully tiled walls, radiator, recessed cupboard housing shelving, Karndean flooring and double glazed window.

**From mezzanine landing stairs leading to:**

**First Floor Landing**

Hatch to loft space, Velux window, wall light, stripped wood door to:

**Bedroom 1 14' 4" x 11' 9" (4.37m x 3.58m)**

Radiator, cast iron fireplace with tiled hearth and wooden mantelpiece above, 2 double fitted wardrobe cupboards to chimney recesses, picture rail and sash bay window to front aspect.

**Bedroom 2 10' 2" x 9' 1" (3.10m x 2.77m)**

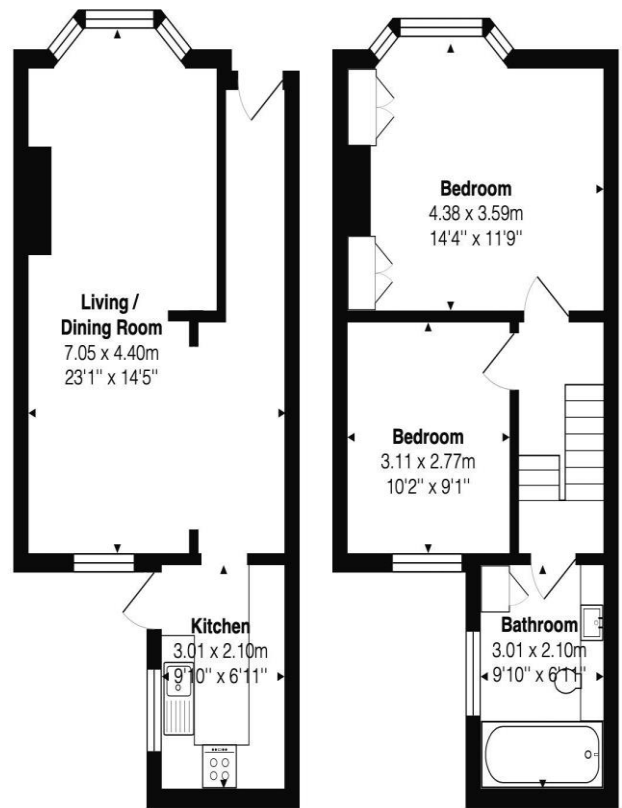
Radiator and double-glazed sash window to rear aspect.

**Outside**

**Side Return 20' 1" x 6' 8" (6.12m x 2.03m)**

**Rear Patio 14' 4" x 9' 4" (4.37m x 2.84m)**

L-Shaped, East facing, laid to concrete with brick & flint wall boundaries. Council Tax Band C.



**Ground Floor**  
Area: 35.8 m<sup>2</sup> ... 385 ft<sup>2</sup>

**First Floor**  
Area: 36.0 m<sup>2</sup> ... 387 ft<sup>2</sup>

Total Area: 71.8 m<sup>2</sup> ... 772 ft<sup>2</sup>

# Energy performance certificate (EPC)

93 Coleman Street BRIGHTON BN2 9SQ	Energy rating <b>D</b>	Valid until: 31 January 2034 Certificate number: 0192-3034-2202-7264-4204
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Property type: Mid-terrace house

Total floor area: 72 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		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

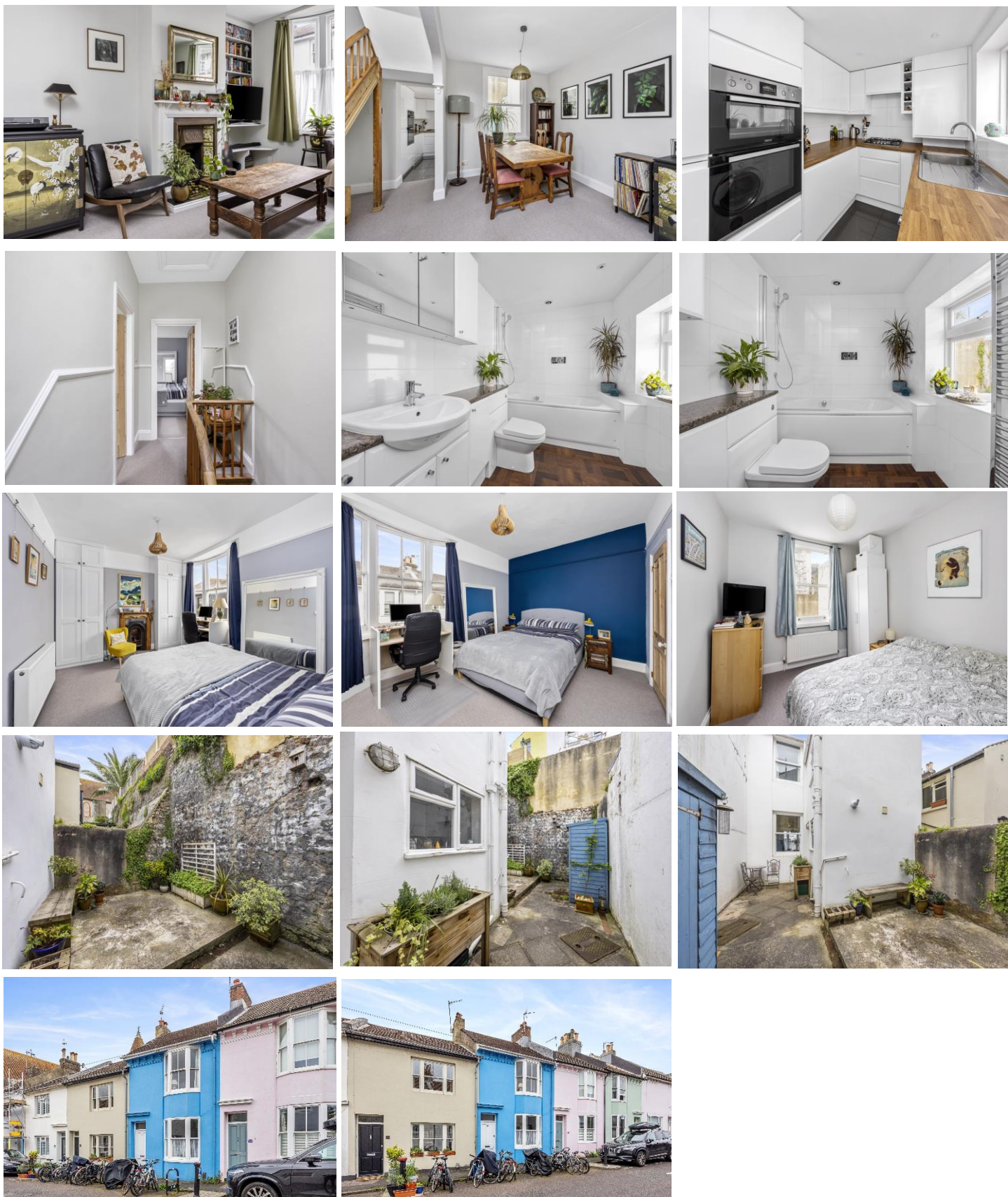
The graph shows this property's current and potential energy rating.

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



**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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