



124 Islingword Road
Brighton, BN2 9SG

Guide Price £475,000
Freehold

UWS1078

- A beautifully presented 3 Bedroom two storey terraced house situated in Hanover
- Through Lounge / Dining Room with engineered wood floor & attractive feature fireplace
- 3 Bedrooms
- Modern fitted kitchen
- Down Stairs bathroom with white suite
- South facing courtyard patio
- Gas heating with combi boiler
- Double glazed
- Handy loft space with velux window & fully boarded
- Vendors Suited
- Viewing is highly recommended

3 BEDROOMS, FANTASTIC CONDITION, POTENTIAL TO EXTEND - This is a superb Victorian house, located close to all that desirable Hanover offers, great pubs, superb schools and Brighton station. These owners have great taste, with a large through lounge/diner. modern kitchen and stylish bathroom on the ground floor. 3 beds on the first floor and a converted loft space, fully boarded, Velux windows and power. Walled South West facing garden Double glazing and gas central heating. Parking zone V, with no waiting list at present. EPC rating D - 68. (71 meters internally).

Entrance door leading to:

Entrance Lobby

Part glazed door to:

Lounge 12' 6" x 11' 11" (3.81m x 3.63m)

Radiator, attractive feature fireplace with tiled hearth, low-level cupboard housing electric meter and fuse box, ceiling rose, dado rail, virgin media point, smoke alarm, engineered wood flooring and large uPVC double glazed window to front aspect.

Dining Area 11' 11" x 10' 6" (3.63m x 3.20m)

Radiator, under-stairs storage cupboard, ample storage drawers, ceiling rose, engineered wood floor and double glazed window to rear aspect.

Kitchen 11' 7" x 6' 5" (3.53m x 1.95m)

A range of modern base cupboards & drawers with wood work-surfaces over, gas cooker point, integrated dishwasher, black composite sink with mixer tap, space for upright fridge/freezer, plumbing for washing machine, wall mounted gas combination boiler, ceramic tiled floor, 3 double glazed windows overlooking the rear patio, smoke alarm and uPVC double glazed door to rear patio. Door to:

Bathroom 9' 7" x 5' 5" (2.92m x 1.65m)

White suite of bath with mixer tap and adjustable spray attachment, fixed drench shower, low-level W.C. Wash basin set into wooden shelf with further shelf below, part tiled walls, inset spotlights, chrome ladder style radiator, attractive stone splash-back and flooring and uPVC double glazed window

From Dining area stripped & stained wood stairs with wrought iron balustrade leading to:

Mezzanine Landing

Door to:

Bedroom 3 11' 7" x 6' 5" (3.53m x 1.95m)

Radiator, wood flooring, inset spotlights, wood flooring and double glazed window to rear aspect.

From mezzanine landing stairs leading to:

First Floor Landing

Hatch to loft space and engineered wood flooring

Bedroom 1 13' 6" x 11' 11" (4.11m x 3.63m)

Radiator, central ceiling rose, coving, smoke alarm, engineered wood flooring and uPVC double glazed bay window to front aspect.

Bedroom 2 11' 1" x 7' 9" (3.38m x 2.36m)

Radiator, coving, engineered wood flooring and double glazed window to rear aspect.

Loft Space 11' 11" x 11' 7" (3.63m x 3.53m)

Velux window, fully boarded, laminated flooring, eaves storage cupboard and removable wooden ladder.

Outside

Rear Courtyard Patio 22' 6" x 5' 4" (6.85m x 1.62m)

South Facing, fully enclosed, half decked with half concrete area and painted rendered boundaries.

Council Tax Band C.

Planning permission has been approved for roof alterations incorporating raising of ridge and eaves height and installation of front rooflights and rear dormer.

BH2022/02301



Energy performance certificate (EPC)

124 Islingword Road
BRIGHTON
BN2 9SG

Energy rating

D

Valid until: **9 February 2033**

Certificate number: **6537-6822-6200-0188-3206**

Property type

Mid-terrace house

Total floor area

71 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 D. It has the potential to be B.

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



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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