



65 Bentham Road
Brighton, BN2 9XB

£525,000
Freehold

UWS0713

- **3 Good sized double bedrooms**
- **Master bedroom with luxury en-suite shower room**
- **Large living room with under-floor heating & wooden floor**
- **Downstairs cloakroom**
- **Beautifully designed kitchen with built-in dishwasher & under-floor heating**
- **Luxury fitted bathroom with claw foot bath and separate shower cubicle**
- **Newly fitted hardwood sash double glazed windows**
- **Gas heating boiler with & un-vented cylinder with backup emersion system & white column radiators to the first floor**
- **Limestone tiled rear patio garden, fully enclosed with painted rendered walls**
- **Chrome light switches & sockets**
- **Solid wooden doors throughout**
- **No chain**
- **Inspection is highly recommended.**

STUNNING HOME - A beautifully refurbished & extended 3-bedroom family home, with superb attention to detail. Warm, spacious & welcoming, this is the perfect family home. Laid out over 3 floors with the loft converted and the kitchen extended, chrome sockets and switches add a touch of elegance to the property, plus the garden fully excavated to create a flat safe garden. Viewing highly recommended. **NO CHAIN.**

Steps leading to part glazed entrance door to:

Through Lounge 21' 4" x 15' 0" (6.50m x 4.57m)

Under-floor heating with wooden floor, small under-stairs storage cupboard, 4 wall lights and 2 ceiling lights. T.V. aerial, satellite, telephone points, open reach point, sash double glazed bay window to front aspect, smoke alarm, stairs to first floor and door to:

Cloakroom

White suite of low-level W.C. Wall mounted wash basin with mixer tap, cupboard housing electric meter and fuse box, extractor fan and check black & white tiled floor.

Kitchen / Dining Room 13' 9" x 12' 3" (4.19m x 3.73m)

A beautifully fitted handmade kitchen comprising of wooden base units & drawers with granite work-surfaces over, butler style sink unit with mixer tap, matching range of wall mounted units, integrated Bosch dishwasher, slate tiled floor with under-floor heating, inset spotlights, smoke alarm, velux window, large fitted double larder cupboard with cupboards above, double glazed sash window overlooking the rear patio garden and double glazed French doors leading to rear garden.

From lounge stairs leading to:

First Floor Landing

Book shelving, smoke alarm, inset spotlights and door to:

Family Bathroom 9' 0" x 7' 3" (2.74m x 2.21m)

Modern fitted white suite of freestanding claw foot bath with central mixer tap and adjustable spray attachment, low-level W.C. Pedestal wash basin with mixer tap, fully tiled corner walk-in shower with fitted thermostatic shower and drench shower head, white column style radiator and chrome towel warmer, fitted mirror with sensor lights and shaver point, inset spotlights, velux window, black & white check ceramic tiled floor and frosted sash double glazed window.

Bedroom 3 12' 2" x 7' 4" (3.71m x 2.23m)

White column radiator, 2 wall light points and central light, chrome T.V aerial and telephone points and double glazed sash window to rear aspect.

Bedroom 2 15' 0" x 11' 11" (4.57m x 3.63m)

White column radiator, 2 wall light points, central ceiling light, chrome fitments, open shelving and sash double glazed bay window and further side window to front aspect.

From first floor landing stairs leading to:

Second Floor

Double glazed window, smoke alarm, inset spotlights and door to:

Bedroom 1 16' 7" x 10' 6" (5.05m x 3.20m)

White column radiator, two velux windows, inset spotlights, T.V. & telephone chrome fitments, eaves storage cupboard with light, 13'10" x 4'7" (4.22m x 1.40m). double glazed French doors with Juliette balcony to rear aspect overlooking the rear patio.

En-Suite Shower Room

White suite of low-level W.C. Wall mounted wash basin, fully tiled corner shower cubicle with fitted thermostatic shower and drench shower head, extractor fan, inset spotlights, velux window, black & white check ceramic tiled floor, shaver point, fitted mirror, white column radiator with chrome towel warmer.

Outside

Rear Garden 18' 1" x 13' 3" (5.51m x 4.04m)

Large Limestone tiled patio with shingle edges, 4 outside lights, outside water tap, electric point and painted rendered wall boundaries

Vendors comments on work carried out at the property.

The house was purchased in December 2014 as a project. It was stripped back to the brick, the mortar was made good where necessary. RSJ's were put in to create a large open space and with new floor joists and beams to first and second floors. The house was fully insulated and replastered throughout. The whole house has had new plumbing and been rewired. Cat 5 sockets throughout, new digital aerial and satellite dish. Garden dug out to level with the house, retaining walls built, rendered and painted. Indian limestone garden paving. Rear render removed, replaced with new render and painted, front render made good and newly painted. new concrete front steps were built. Underpinned and rebuilt bottom of front bay and front wall built and rendered, Indian limestone paving at front to create bin and bike storage. All windows replaced with hardwood double glazed sash windows. New roof structure and slate tiles, with full width and height dormer window to rear. In 2017 the interior of the house was fitted out with: New hardwood front door and French doors to the garden. New solid pine doors to all bedrooms and bathrooms. Engineered oak wooden floor in lounge with under floor heating in lounge and kitchen. Bespoke wooden kitchen made by Chris Barrett of Battle with granite worktops and Brazilian slate floor. New bathrooms fitted with Burlington and Bristan bathroom sanitary ware. New Valliant boiler and an un-vented cylinder with a backup emersion system. New staircase and carpets throughout.

Energy Performance Certificate

65, Bentham Road, BRIGHTON, BN2 9XB

Dwelling type: Mid-terrace house
Date of assessment: 07 September 2017
Date of certificate: 07 September 2017

Reference number: 8973-7421-1480-8173-8906
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 m²

Use this document to:

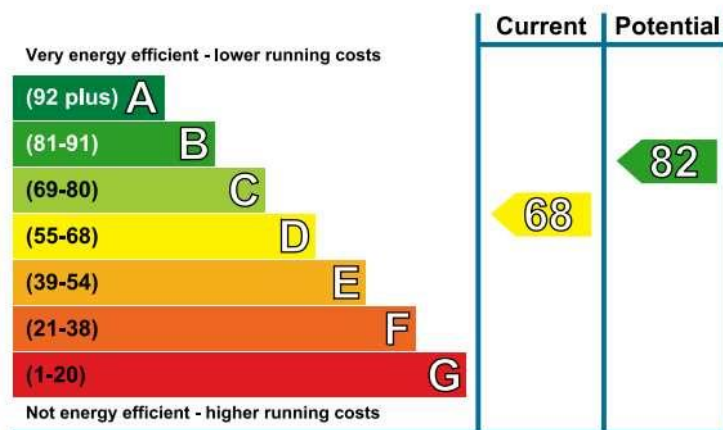
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,628
Over 3 years you could save	£ 510

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 1,881 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 504 over 3 years	£ 249 over 3 years	
Totals	£ 2,628	£ 2,118	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

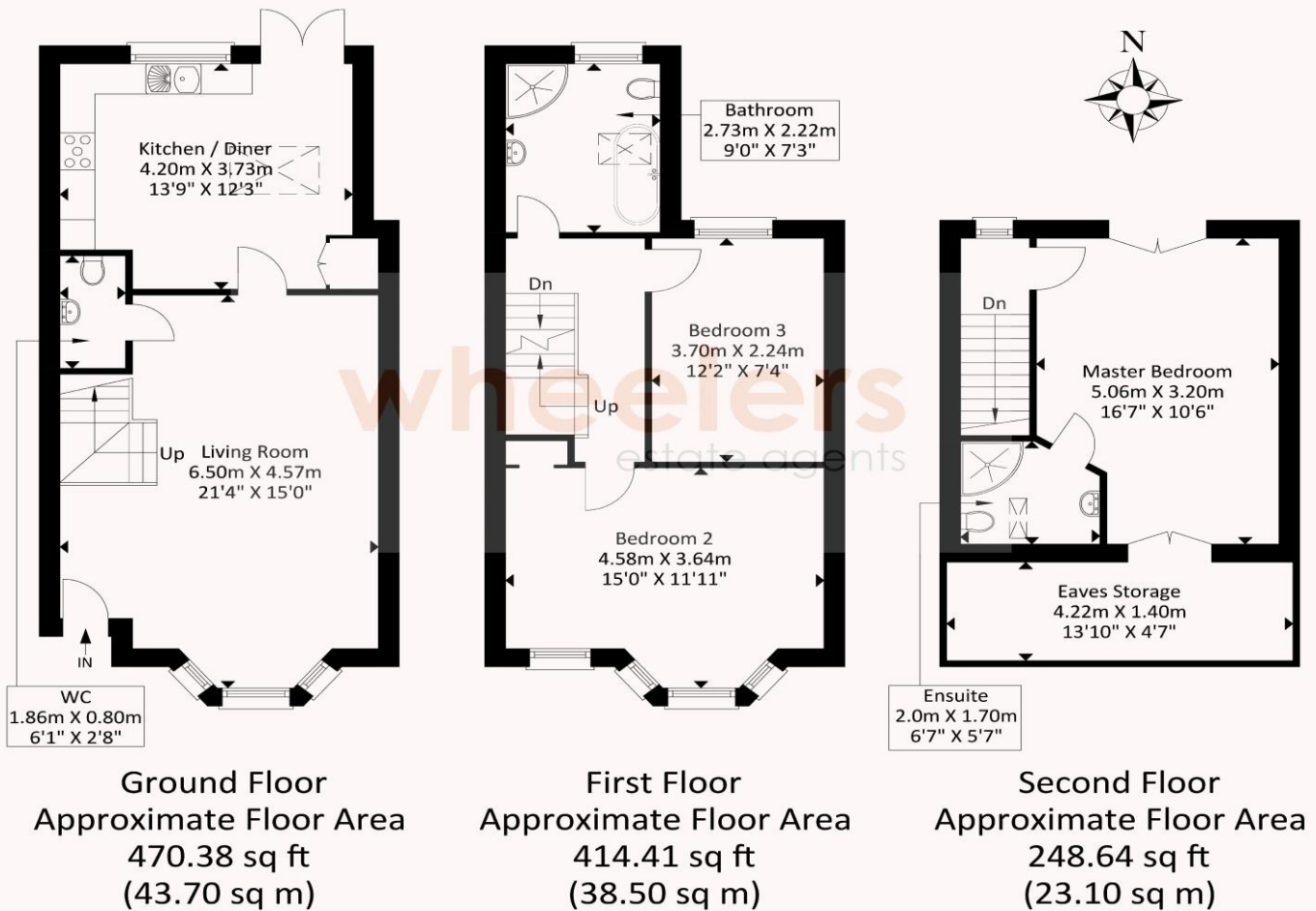
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 228	
2 Hot water cylinder thermostat	£200 - £400	£ 150	
3 Solar water heating	£4,000 - £6,000	£ 135	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Bentham Road



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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