

Whichelo Place, Brighton, BN2 9XF

Approximate Gross Internal Area = 89.6 sq m / 964 sq ft

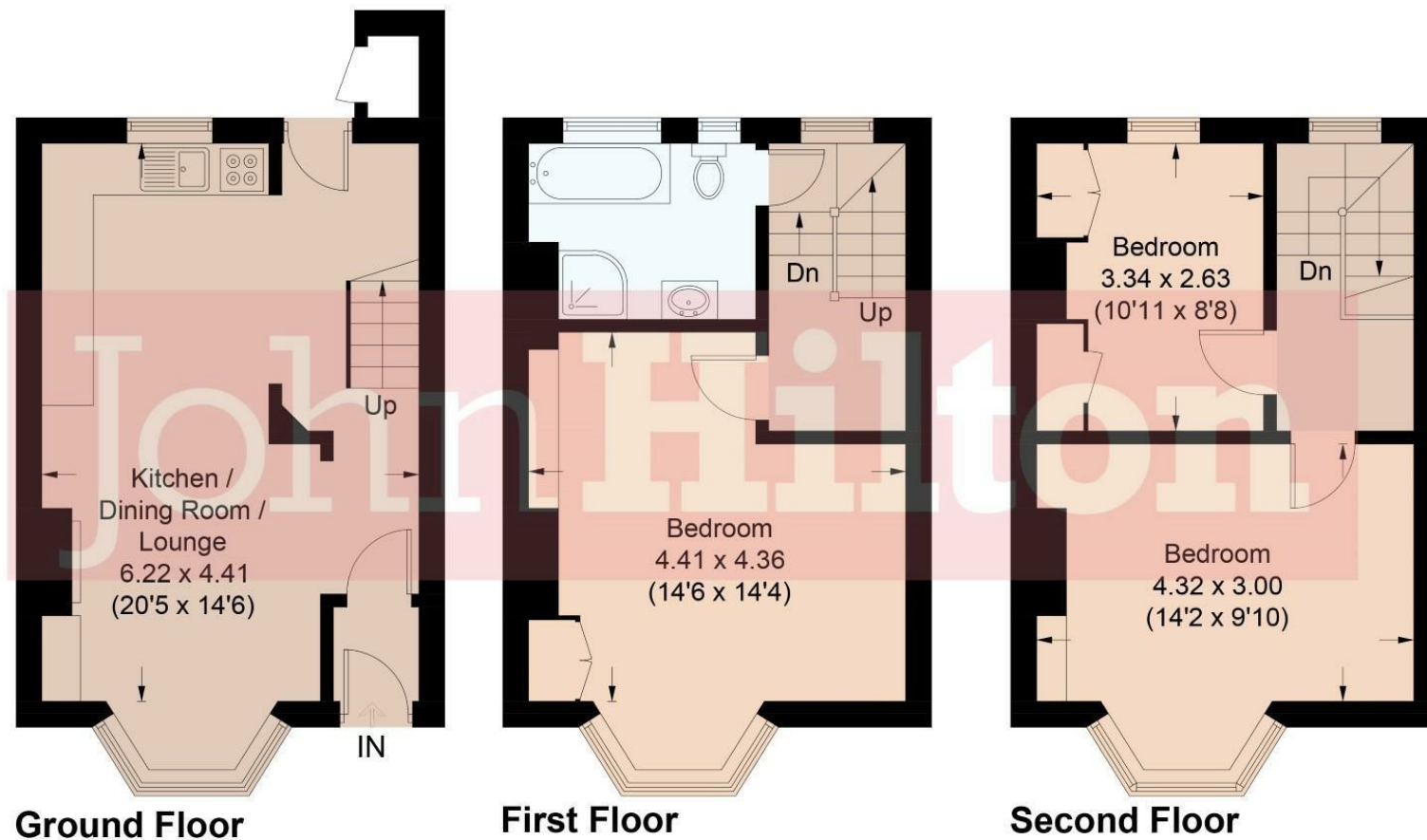


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 964.00 sq ft

12 Whichelo Place, Brighton, BN2 9XF

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£525,000 Freehold



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12 Whichelo Place, Brighton, BN2 9XF

A delightful three storey non basement terraced house located in the sought-after Hanover area close to Queens Park. The property has a lot of rustic charm and benefits from exposed wood floors throughout. The ground floor accommodation has a very social open-plan arrangement with lots of natural light and a cosy wood burner in the lounge. The upper levels consist of three large double bedrooms with potential to make the first floor bedroom en-suite, plus modern bathroom with bath and walk-in shower. Outside there is a pleasant and secluded patio garden and further potential to extend to the rear and upwards into the loft (subject to usual consents). Popular location for professionals and young families, being in close proximity to highly regarded St Luke's School and within easy walking distance of Brighton Station, the seafront and the city centre.

Entrance Vestibule

White painted wood floor.

Open-Plan Lounge/Kitchen/Dining Area:

6.22m x 4.41m (20'4" x 14'5")

Lounge

Natural wood floor, bay window to front, cast iron log burner with tiled hearth and fireplace surround, recessed fitted cupboard with shelving above.

Kitchen/Dining Area

Country-style kitchen with units at eye and base level and eye-level display shelving. Solid wood worktops with metro-tiled splashbacks, stainless steel sink with mixer tap and drainer plus water filter tap. Extractor hood over space for cooker, spaces for appliances including dishwasher, natural wood and vinyl flooring, multi-pane back door to rear garden.

First Floor Landing

Painted wood floor, stairs ascend to second floor.

Bedroom

4.41m x 4.36 (14'5" x 14'3")

Natural wood floor, bay window to front, feature fireplace, recessed fitted wardrobes with drawers below and recessed fitted shelving.

Bathroom

Panel-enclosed oval bath with mixer tap plus extendable hand shower, curved shower enclosure with raised shower head plus hand shower attachment, wash basin with mixer tap incorporating storage drawers below and mirrored cabinet over, heated towel rail. Grain-effect tiled floor and tiled walls including tiled feature wall.

Second Floor Landing

Painted wood floor, entrance to loft.

Bedroom

4.32m x 3.0m (14'2" x 9'10")

Natural wood floor, bay window to front.

Bedroom

3.34m x 2.63m (10'11" x 8'7")

Natural wood floor, window to rear, recessed fitted wardrobes, one housing combination boiler.

Rear Garden

Raised rear garden, paved with flower borders. Walled boundaries with well-established jasmine above rear boundary offering seclusion, grape vine and rose bushes.



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- Older Style Terraced House
- Three Double Bedrooms
- Open-Plan Living Accommodation
- Wood Burner
- Modern Bathroom
- Potential for En-Suite
- Secluded Rear Garden
- Popular Hanover Area
- Close to Queens Park
- Walking Distance to Brighton Station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **C**