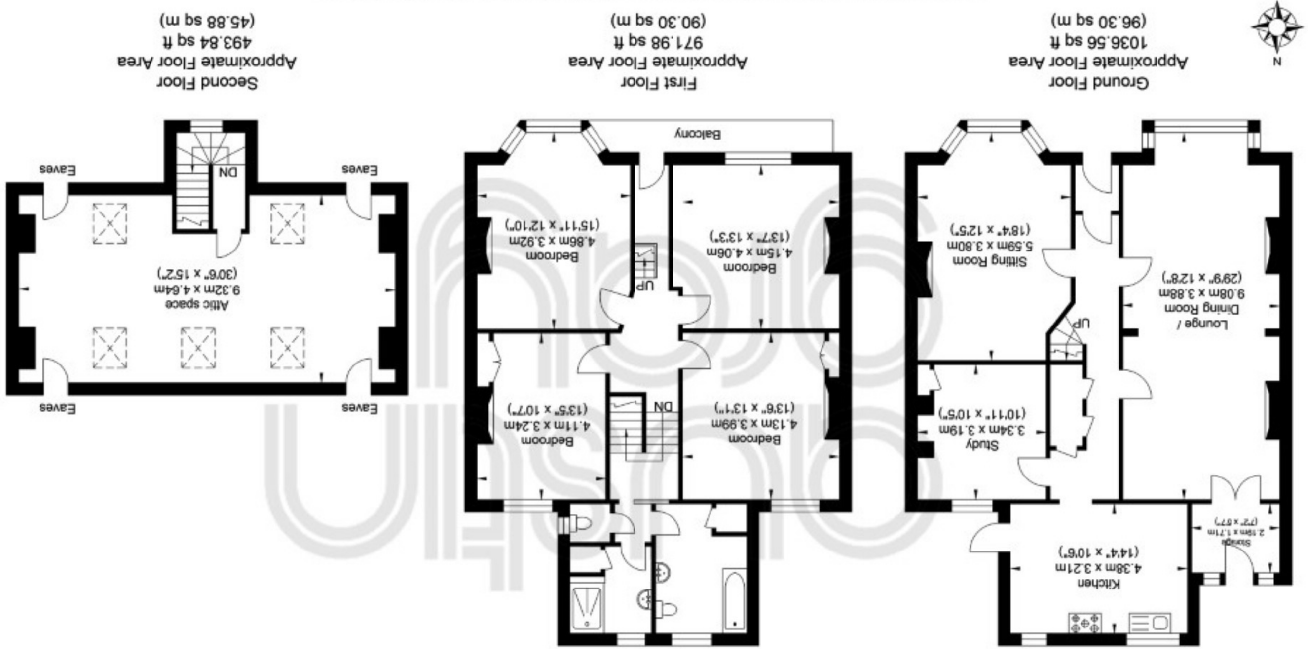


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<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/5309-2222-5000-0025-2222>

Approximate Gross Internal Area = 232.48 sq m / 2502.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Melville Road

Energy performance certificate (EPC)

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

3/3/2021

4 MELVILLE ROAD
HOVE
BN3 1TH

Energy rating

D

Valid until 24 February 2031

Certificate number
5309-2222-5000-0025-2222

Total floor area
226 square metres

Property type
Mid-terrace house

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.

**** Contact us for a Virtual Walk Through Viewing ****

A substantial, 4 bedroom, 2 bathroom double fronted family home measuring 2502 sq ft / 232 sq mtrs conveniently situated at Seven Dials and within easy reach of Brighton station.

Melville Road lies adjacent to Dyke Road with the Seven Dials being situated at the top of the road where an array of shops, cafés and restaurants and other amenities can be found. Commuters can find Brighton mainline station a few minutes' walk away in Queens Road that provide North-bound links to London/The City, with the seafront and promenade both being easily accessible. Good schools catering for all age groups are well

austin
gray

For virtual walk through viewing, contact

01273 232232

property@austingray.co.uk



Brought to the market having been sympathetically maintained in recent years, this beautiful family home retains a wealth of character and charm as evidenced by many cast-iron fireplaces, ornate ceiling cornices and roses, and painted wooden floors. There are four double bedrooms on the first floor in addition to an extensive carpeted and boarded loft space. On the ground floor, on one side of the house is a dual aspect lounge/dining room, whilst on the other side are two further separate reception rooms. A freestanding kitchen/breakfast room overlooks and leads out to the walled and enclosed rear garden which also has gated rear access.

Mosaic black and white tiled path and leads to a covered entrance with glazed front



opening into entrance vestibule. Attractive leaded light glazed door leads through to a spacious entrance hall with wooden stairs rising to the upper floors with storage beneath. Radiator.

Sitting on one side of the house is a beautiful through dual aspect lounge/dining room with its sash bay window to the front, with glazed French doors at the rear leading through to a small glass conservatory and the garden beyond. Pair of cast-iron fireplaces with the attractive tiled cheeks with fitted shelving to either side, radiators pair of doors leading through to the entrance hall.

On the opposite side of the house there is a bay fronted sitting room sitting room, fireplace, and radiator. Behind is a separate reception room with a window to the rear, with radiator beneath fitted storage and shelving.

Sitting at the back of the house is kitchen/breakfast room with its range of freestanding units and an enamelled twin sink, standing space for appliances. Dual aspect with the window overlooking the rear garden whilst a glazed door and cat provides access out into the rear garden. Quarry tiled floor.

Returning to the entrance hall stairs rise to half landing.

Cloakroom with low-level WC, window, and radiator.

Bathroom. White suite comprises of a claw footed bath, low-level WC and pedestal wash hand basin, radiator, sash window to the rear. Utility cupboard with space and plumbing for washing machine.

Shower Room. Large walk-in shower cubicle, pedestal wash hand basin, radiator, sash window to the rear and shelved storage.

First floor landing. There are four double bedrooms all with sash windows, fireplaces and radiators. Returning to the first floor landing, a glazed door provides access out onto a wooden balustraded balcony whilst an industrial style staircase provides access up to an extensive attic space which has both the Velux windows to both front and rear elevations, power and lighting, radiators and access to eaves storage.

Outside. Rear garden being walled with flowering shrub borders with an array of shrubs, gated rear access leading around to neighbouring Julian Road, log store, bamboos and garden shed.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.