



66 Richmond Street
Brighton, BN2 9PE

Guide Price £480,000
Freehold

UWS1104

- A beautifully presented 2 storey two bedroom terraced house close to Queens Park in Brighton
- Lounge with working fireplace
- Large modern fitted Kitchen / Dining Room with wood burner & tri-folding doors to the rear patio
- Modern upstairs shower room
- 2 Good sized bedrooms
- Victorian fireplaces
- Gas heating with combi boiler
- Double glazed
- Landscaped rear patio garden
- Viewing is highly recommended

GUIDE PRICE £475,000 - £500,000. This is an exceptional 2 storey, 2 double bedroom Victorian Hanover house, located very close to Queens Park, at the top of Hanover. The owner has impeccable taste and a wonderful eye for design. The stunning large kitchen/diner with tri-fold doors straight out to the garden, opening out seamlessly at the same level. It flows from indoor to outdoor perfectly and the way the garden is designed for entertaining, adds a whole extra level to outdoor dining and socialising. Lots of character including wood flooring, plantation style shutters, a wood burner and fireplaces. Beautiful cosy living room, modern upstairs shower room, gas central heating and a modern colour scheme to all the rooms. Well worth viewing. (EPC rating 59 D, 68 sq m internally)

Steps leading to double glazed entrance door & frosted side screen to:

Entrance Hallway

4 Column white old school style radiator, stairs to first floor, stripped & polished wood floor and stripped wood door to:

Lounge 11' 4" x 11' 3" (3.45m x 3.43m)

Attractive open cast iron fireplace with tiled inserts and wooden mantelpiece above, 4 column white old school style radiator, stripped & polished wood floor and double glazed window with fitted plantation shutters to front aspect.

Kitchen / Dining Room 16' 7" x 10' 7" (5.05m x 3.22m)

A range of modern fitted base cupboards & drawers with work-surfaces over, inset 5 ring gas hob, fitted oven & microwave, integrated dishwasher, space for upright fridge/freezer, fitted wood burning stove, stripped & polished wood floor, large larder style cupboard, spotlight, sink with mixer tap and tri-folding doors leading to rear patio.

From entrance hallway stairs with coir matting carpet leading to:

First Floor Landing

Hatch to loft space.

Bedroom 1 16' 8" x 11' 5" (5.08m x 3.48m)

Attractive cast iron fireplace with wooden mantelpiece above, 2 fitted wardrobe cupboards, 2 column white old school radiator, stripped wood door and double glazed window with fitted plantation shutters to front aspect.

Bedroom 2 10' 5" x 9' 10" (3.17m x 2.99m)

Radiator, attractive cast iron fireplace, cupboard housing gas combination boiler and double glazed window to rear aspect.

Shower Room 7' 1" x 6' 5" (2.16m x 1.95m)

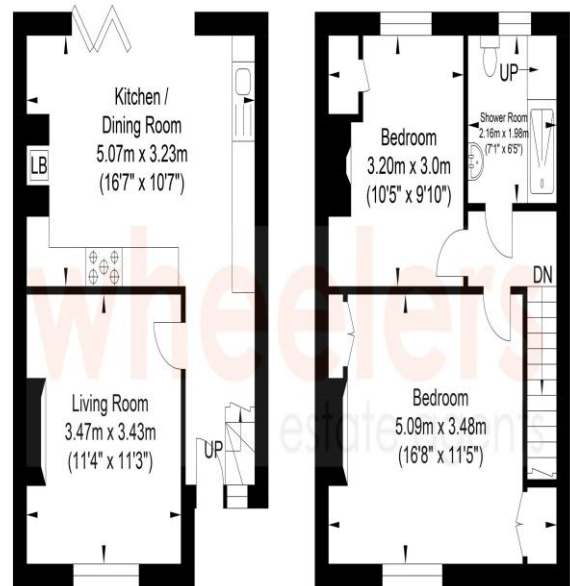
A large walk-in thermostatic shower with drench shower head and adjustable spray attachment, low-level W.C. Part tiled walls, wash basin with mixer tap, fitted mirror & light, ceramic tiled floor, chrome towel warmer, extractor fan and frosted double glazed window to rear aspect.

Outside

Rear Garden 17' 1" x 16' 7" (5.20m x 5.05m)

Laid to large porcelaine flagstones. L-shaped wooden seating area, part covered with storage below, rear raised flower bed, outside water tap, 2 storage cupboards, one housing plumbing for washing machine and painted brick & rendered wall boundaries. Council Tax Band C.

Richmond Street



	Ground Floor	First Floor
	Approximate Floor Area 353.16 sq ft (32.81 sq m)	Approximate Floor Area 371.13 sq ft (34.48 sq m)
Approximate Gross Internal Area = 67.29 sq m / 724.30 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.		

Energy performance certificate (EPC)

66, Richmond Street BRIGHTON BN2 9PE	Energy rating D	Valid until: 24 June 2024
		Certificate number: 0660-2805-6968-9224-8875

Property type Mid-terrace house

Total floor area 68 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.





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**

Wheelers Estate Agents

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

wheelersestateagents.co.uk

info@wheelersestateagents.co.uk