

8 Normanton Street
Brighton, BN2 3AT

£375,000
Freehold

UWS1115

- **CASH BUYERS OR BUYERS WITH LARGE AMOUNT OF CASH & A SMALL MORTGAGE!!**
- **A two storey mid terrace house situated close to Elm Grove School in need of total modernisation**
- **3 Bedrooms**
- **Upstairs Bathroom**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **West facing garden**
- **Double glazing**
- **Gas heating with combi boiler**
- **No chain**

**** NO CHAIN. REFURBISHMENT REQUIRED. VERY CLOSE TO ELM GROVE SCHOOL **** A very good opportunity to buy a good size Victorian house that has been in the same family since the early 1950's. 2 excellent sized reception rooms, kitchen to the rear with access to the garden. 3 bedrooms (main bedroom is the whole width of the house) and bathroom on the first floor. West facing garden. Gas heating with a combi boiler. Potential to convert the loft as others have done so in the street, subject to the usual planning regulations. Some recent roof works have been carried out. Due to refurbishment required, chain free cash buyers or buyers with a large amount of cash and a small mortgage can only view. 100 sq m internally. (EPC Rating 63 - D)

Steps and small front garden leading to:

Entrance door leading to:

Entrance Hallway

Radiator, original ceiling coving, stairs to first floor, wall mounted thermostat and door to:

Lounge 13' 5" x 12' 10" (4.09m x 3.91m)

Radiator, original ceiling coving & picture rail, tiled fireplace & hearth and double glazed window to front aspect.

Dining Room 12' 1" x 10' 8" (3.68m x 3.25m)

Radiator, original picture rail, telephone point, tv aerial cable, tiled fireplace and double glazed window overlooking the rear garden.

From hallway steps and door to:

Kitchen 13' 7" x 10' 5" (4.14m x 3.17m)

Wall mounted gas combination boiler, stainless steel sink, under-stairs cupboard housing gas & electric meter and fuse box, radiator, strip light and double glazed window overlooking the rear garden and door to side return.

From entrance hallway stairs leading to mezzanine landing and door to:

Bathroom 6' 5" x 4' 3" (1.95m x 1.29m)

Bath, W.C. Wall mounted wash basin, radiator and double glazed window.

Bedroom 3 10' 5" x 6' 4" (3.17m x 1.93m)

Cupboard with slatted shelving and double glazed window overlooking the rear garden.

From mezzanine landing stairs leading to:

First Floor Landing

Hatch to loft space and door to:

Bedroom 1 16' 6" x 13' 5" (5.03m x 4.09m)

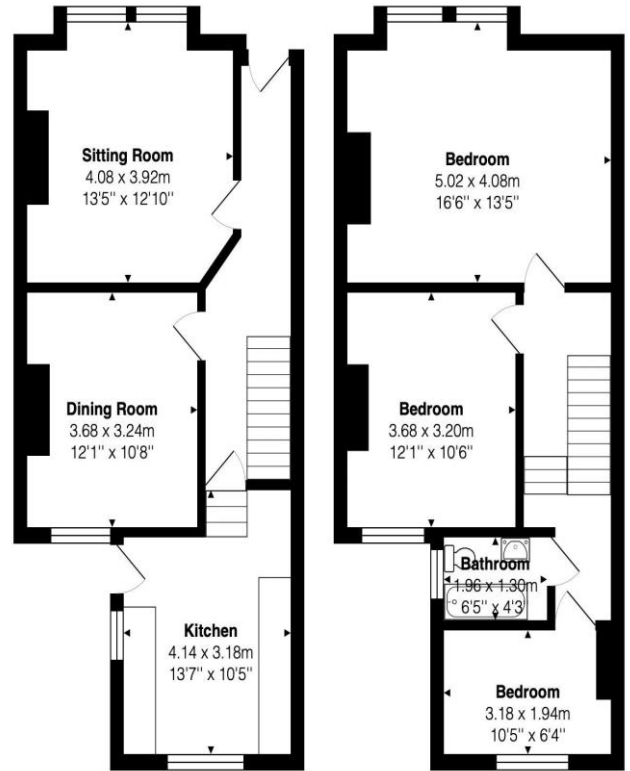
Radiator, tiled fireplace, picture rail, original wardrobe cupboard and double glazed window to front aspect.

Bedroom 2 12' 1" x 10' 6" (3.68m x 3.20m)

Radiator, tiled fireplace and double glazed window overlooking the rear garden.

Outside

West facing garden, overgrown with greenhouse and wall boundaries. Council Tax Band C.



Ground Floor

Area: 49.6 m² ... 534 ft²

First Floor

Area: 49.9 m² ... 537 ft²

Total Area: 99.5 m² ... 1071 ft²

Energy performance certificate (EPC)

8 Normanton Street BRIGHTON BN2 3AT	Energy rating D	Valid until: 20 February 2034
		Certificate number: 4634-8122-2300-0419-5222

Property type Mid-terrace house

Total floor area 100 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 energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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



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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