



5 Tilgate Close
Brighton, BN2 0FL

£365,000
Freehold

UWS1116

- A three bedroom mid terrace house with amazing views from the rear down to the sea
- Lounge / Dining Room with sliding patio doors to the garden & amazing views to the sea
- 3 Bedrooms
- Upstairs bathroom
- Separate W.C.
- Utility room
- Kitchen with access to the garden
- Double Glazing
- Gas Heating
- South facing large rear garden 38ft x 22ft

**** CHAIN FREE, 3 BEDROOMS, STUNNING VIEWS TOWARDS THE SEA **** Located just off Queensway, in a row of only 6 houses. This is an excellent 2 storey house with a 38ft South facing garden. The views from the rear are outstanding, overlooking Kemptown and down towards the sea. This home is well presented, but needs some updating, with a large light & bright through lounge/diner, with sliding patio doors to the garden. Kitchen to the rear as well as a useful separate utility room, which could be made into a study. 3 bedroom upstairs and a separate WC & separate bathroom. NO ONWARD CHAIN. (80 sq m internally. EPC Rating 72 - C)

Double glazed door and side screens leading to:

Entrance Hallway

Stairs to first floor, wall mounted thermostat, opening into:

Utility Room 11' 0" x 7' 4" (3.35m x 2.23m)

Radiator, vinyl flooring and door to kitchen.

Lounge / Dining Room 20' 8" x 11' 3" (6.29m x 3.43m)

2 Radiators, feature fire and double glazed patio doors leading to the rear garden with amazing views down to the sea.

Kitchen 9' 8" x 9' 3" (2.94m x 2.82m)

A range of base cupboards & drawers with moulded work-surfaces above, stainless steel sink with mixer tap, plumbing for washing machine, gas cooker point, matching range of wall mounted cupboards, part tiled walls, wall mounted gas boiler, programmer, vinyl flooring, double glazed window with amazing views down to the sea and double glazed door with access to rear garden.

From entrance hallway stairs leading to:

First Floor Landing

Radiator, hatch to loft space, smoke alarm, cupboard housing lagged hot water tank and slatted shelving.

Bedroom 1 11' 3" x 10' 8" (3.43m x 3.25m)

Radiator, large storage cupboard, 3 door wardrobe cupboards with hanging rails and shelving and double glazed window to front aspect.

Bedroom 2 11' 2" x 9' 7" (3.40m x 2.92m)

Radiator, large fitted wardrobe cupboard with hanging rail and double glazed window with amazing views down to the sea.

Bedroom 3 12' 4" x 6' 4" (3.76m x 1.93m)

Radiator, storage cupboard and double glazed window to front aspect.

Separate W.C.

Low-level W.C. Part tiled walls and frosted double glazed window.

Bathroom 5' 3" x 4' 9" (1.60m x 1.45m)

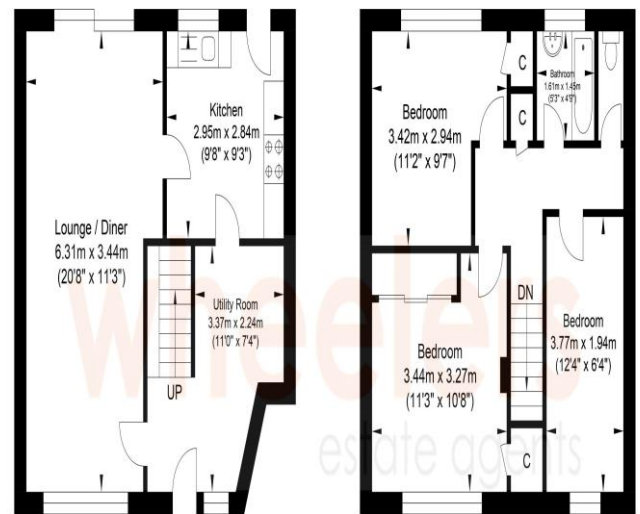
Coloured suite of bath with mixer tap, fitted electric shower, shower screen, wash basin built into vanity cupboard, part tiles walls, radiator and frosted double glazed window.

Outside

Rear Garden 38' 0" x 22' 0" (11.57m x 6.70m)

South facing, mainly laid to lawn with amazing views to the English Channel, timber and hedge boundaries. Council Tax Band C.

Tilgate Close



Ground Floor
Approximate Floor Area
425.82 sq ft
(39.56 sq m)

First Floor
Approximate Floor Area
430.66 sq ft
(40.01 sq m)

Approximate Gross Internal Area = 79.57 sq m / 856.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

5 Tilgate Close BRIGHTON BN2 0FL	Energy rating C	Valid until: 20 February 2034
		Certificate number: 1500-4194-0322-5322-3243

Property type Mid-terrace house

Total floor area 95 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 C. 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

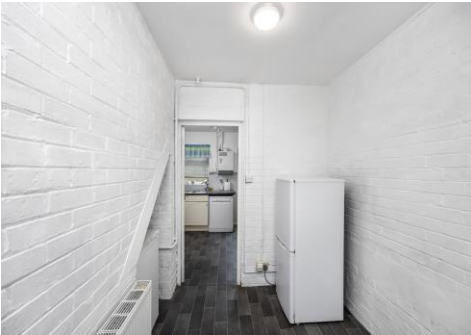
The graph shows this property's current and potential energy rating.

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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