



2 Stanley Street
Brighton, BN2 0GP

£435,000
Freehold

UWS1118

- A very well presented 2 storey two bedroom terrace house with side sea views from bedroom 1
- Lounge/ kitchen /Dining room with attractive feature fireplace and French doors to the rear patio
- Downstairs large modern bathroom suite with separate shower cubicle
- 2 Bedrooms
- Modern kitchen with fitted appliances
- Double glazing
- Gas heating
- Side sea views from bedroom 1
- Rear patio garden
- No chain
- Viewing is highly recommended

**** BEAUTIFULLY PRESENTED THROUGHOUT, NO CHAIN **** Located at the Southern end of Stanley Street, a very neighbourly and pretty street, with lovely distant sea views. This house has had extensive work carried out, including a recently installed bespoke kitchen with fitted appliances and a modern well presented bathroom, with a separate shower cubicle, on the ground floor. French doors lead out to the sunny West facing patio garden. Feature fireplace in the lounge and in the 2 double bedrooms on the first floor. Gas central heating and double glazing. Great location for access to the city centre, nearby Queens Park and all that Hanover offers, including excellent pubs and wonderful schools nearby. Parking Zone C, currently no waiting list and this Zone includes down into Kempton. (EPC - 69 C) 62 sq m internally.

Entrance door leading to:

Entrance Lobby

Stairs to first floor, opening into:

Lounge / Kitchen / Dining Room 18' 5" x 15' 10" (5.61m x 4.82m)

Radiator, attractive feature fireplace, shelving to chimney recesses, cupboard housing gas meter, stained glass borrowed light window, smoke alarm, laminated flooring and double glazed window to front aspect. Kitchen area: A range of modern base cupboards & drawers with moulded work-surfaces over, gas cooker point, integrated washing machine, stainless steel sink with mixer tap, cupboard housing gas boiler, part tiled walls, laminated flooring, matching range of wall mounted cupboards, chrome light switches and power points and double glazed French doors leading to rear patio.

Multi-pane glazed door leading to:

Inner Lobby

Under-stairs storage area with electric meter and fuse box and door to:

Bathroom 9' 5" x 6' 0" (2.87m x 1.83m)

A white suite of double ended bath with wall mounted central mixer tap, low-level W.C. Wash basin with mixer tap and cupboard below, extractor fan, fully tiled corner shower cubicle with fixed shower head and adjustable spray attachment, ladder style radiator, fitted mirror, inset spotlights, part tiled walls & floor and two frosted double glazed windows.

From entrance stairs leading to:

First Floor Landing

Double glazed window, smoke alarm and hatch to loft space,

Bedroom 1 16' 5" x 9' 1" (5.00m x 2.77m)

Radiator, attractive cast iron fireplace, stripped wood floor, shelving to chimney recess and two double glazed windows to front aspect with side sea views.

Bedroom 2 11' 1" x 9' 0" (3.38m x 2.74m)

Radiator, cast iron fireplace, shelving to chimney recesses, stripped wood floor and double glazed window to rear aspect.

Outside

Rear Patio 10' 3" x 8' 4" (3.12m x 2.54m)

West facing and laid to pavers with painted wall boundaries. Council Tax Band B.

Stanley Street



Ground Floor
Approximate Floor Area
362.95 sq ft
(33.72 sq m)

First Floor
Approximate Floor Area
304.18 sq ft
(28.26 sq m)

Approximate Gross Internal Area = 61.98 sq m / 667.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

2 Stanley Street BRIGHTON BN2 0GP	Energy rating C	Valid until: 20 October 2031
		Certificate number: 9370-2380-9100-2629-3001

Property type Mid-terrace house

Total floor area 62 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		88 B
69-80	C	69 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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