



**16 Cobden Road**  
Brighton, BN2 9TL

**£699,950**  
Freehold

UWS1119

- A Large extended 4 bedroom family home in one of Hanover's most popular roads with a 37ft rear west facing garden
- 4 Bedrooms
- 2 Reception Rooms, basement reception room with 100ft illuminated well.
- Family Bathroom with white suite
- Shower Room
- Utility Room
- Kitchen / Dining Room
- Gas heating with combi boiler
- Double Glazed
- Large 51ft West facing landscaped rear garden
- Garden Room / Office
- Viewing is highly recommended
- Vendors Suited
-

**\*\* RARELY DOES A HOUSE OF THIS SIZE AND HIGH STANDARD, COME ON THE MARKET IN HANOVER \*\*** This family home is a real one off. Extremely well designed, beautifully presented with flair and bold colours, very spacious at just under 150 square meters and it even comes with its own well in the house. (Securely covered with thick safety glass, lit up as a stunning feature and located in the lower level reception room) This home offers two wonderful reception rooms, an exquisite family bathroom, a further shower room with another WC. 4 bedrooms, including a large loft conversion with amazing views over Brighton to the West, perfect for evening sunsets. A family kitchen with a well designed utility room off the kitchen and access out to the West facing landscaped garden, which is 51ft in depth and is beautifully designed. To the rear of the garden is a modern garden room, with electricity. A perfect hobby room or office that is away from the main house. Great location on a very neighbourly one way road, close Elm Grove school. VIEWING IS HIGHLY RECOMMENDED (EPC Rating 71 C - 1600 sq ft)

**Entrance door leading to:**

### **Entrance Hallway**

Inset spotlights, engineered Oak flooring, smoke alarm, stairs to first floor and door to:

### **Lounge 12' 1" x 11' 11" (3.68m x 3.63m)**

Fitted wood burning stove & slate hearth, modern wall hung radiator, half height cupboard housing gas & electric meters and fuse box with shelving above, Large full height double door cupboard housing shelving, range of book shelving and Accoya wood sash double glazed windows to front aspect.

### **Kitchen / Dining Room 12' 6" x 11' 10" (3.81m x 3.60m)**

Wood fronted base cupboards & drawers with wood work-surfaces above, double sink with mixer tap, gas cooker point, heat alarm, plumbing for dishwasher, matching range of wall mounted cupboards, extractor hood, space for upright fridge/freezer, inset spotlights, radiator, engineered Oak flooring and large aluminum double glazed window over looking the rear garden. Steps leading down to:

### **Utility Room 10' 11" x 7' 1" (3.32m x 2.16m)**

Range of wood fronted base cupboards & drawers with wood work-surfaces above, plumbing for washing machine and venting for tumble dryer, inset spotlights, radiator, reclaimed pine wood flooring, aluminum double glazed window to side aspect and aluminum double glazed door to rear garden.

**From Utility room stairs leading down to:**

### **Lower Ground Floor**

### **Reception Room 2 20' 1" x 14' 4" (6.12m x 4.37m)**

2 Radiators, inset spotlights, smoke alarm, under-stairs storage shelving, range of book shelving, 100 ft illuminated well with safety glass. Reclaimed Oak flooring, smoke alarm, extractor fan & large aluminum double glazed door leading to rear garden.

### **Shower Room**

Low-level W.C. Fully tiled shower cubicle with drench shower head & adjustable spray attachment, wash basin with mixer tap, chrome ladder style radiator, extractor fan, part tiled walls and Oak flooring.

**From entrance hallway stairs leading to:**

### **Mezzanine Landing**

Book shelving.

### **Bathroom**

White suite of bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap and drawers below, part tiled walls, inset spotlights, extractor fan, gold ladder style radiator, cupboard housing gas combination boiler and shelving, tiled floor and aluminum double glazed frosted to rear and side aspects.

**From mezzanine landing stairs leading to:**

### **First Floor Landing**

Stairs to second floor and door to:

### **Bedroom 3 11' 10" x 10' 4" (3.60m x 3.15m)**

White 2 column old school style radiator and large picture aluminum double glazed window with views across Brighton to the Downs.

### **Inner Lobby**

Open hanging rail & shelving and door to:

### **Bedroom 2 11' 11" x 9' 3" (3.63m x 2.82m)**

2 Column old school style radiator, fitted double wardrobe cupboard with hanging rail and shelving, shelving to chimney recess and double glazed sash window to front aspect.

### **Bedroom 4 8' 5" x 5' 10" (2.56m x 1.78m)**

Double glazed window to front aspect.

**From first floor landing stairs leading to:**

### **Second Floor**

Smoke alarm, double glazed window and door to:

### **Bedroom 1 19' 7" x 15' 6" (5.96m x 4.72m)**

Velux window, eaves storage cupboard, fitted cupboard with hanging rail, wall lights and aluminum double glazed windows with oblique side sea views and views across Brighton to the Downs.

### **Outside**

#### **Rear Garden**

#### **Side Return 11' 5" x 7' 3" (3.48m x 2.21m)**

Outside water tap, steps down to reception room 2 and large wooden bike storage shed.

#### **Main Garden 51' 0" x 15' 2" (15.53m x 4.62m)**

West Facing. Landscaped terraced garden, laid to large paving with side flower & shrub beds, fish pond, Yew hedging, range of wood seating areas, flint & brick & timber boundaries.

#### **Garden Room / Office 12' 2" x 7' 11" (3.71m x 2.41m)**

Power & light, insulated, velux window, electric storage heater, laminated flooring and two windows and double glazed door. Council Tax Band C.

# Energy performance certificate (EPC)

16 Cobden Road BRIGHTON BN2 9TL	Energy rating <b>C</b>	Valid until: 1 March 2034
		Certificate number: 7500-0590-0222-1309-3743

**Property type** Mid-terrace house

**Total floor area** 149 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+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>	71 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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