



**18 Carlyle Street**  
Brighton, BN2 9XW

**£450,000**  
Freehold

UWS1121

- A rather unusual upside down terraced house close to Elm Grove School
- 2 Down-stairs bedrooms
- Cloakroom
- Down-stairs wet room
- Under house storage/ cellar
- Upstairs Kitchen
- Upstairs Lounge / Dining room
- Conservatory
- West facing Small rear patio
- Double Glazed
- Work needed
- No Chain

**\*\* NO ONWARD CHAIN, A VERY LARGE 2 BEDROOM HOUSE MEASURING 112 SQ METERS INTERNALLY, SOME UPDATING REQUIRED \*\*** This is a very different Victorian Hanover home as the bedrooms are on the ground floor and the living rooms are on the first floor, an upside down house! Very spacious with 2 bedrooms, a large shower room, spacious under house storage area, 21ft conservatory and access to the West facing patio garden. On the split level landing to the first floor is the modern kitchen. with 2 reception rooms on the first floor, with a circular opening between the two rooms.

**Entrance door leading to:**

**Entrance Lobby**

Laminated flooring and glazed door leading to:

**Entrance Hallway**

Stairs to first floor, gas heater, cupboard housing gas & electric meter and fuse box, laminated flooring, stairs to lower lobby.

**Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m)**

A range of built-in wardrobes with hanging rails and shelving, dressing table with side cupboards and drawers, two fitted 3 draw chests, central ceiling light and fan, above bed cupboards with under-cupboard lights and uPVC double glazed bay window to front aspect.

**Bedroom 2 122' 1" x 9' 10" (37.18m x 2.99m)**

uPVC double glazed window to rear aspect.

**Stairs leading down to:**

**Inner Lobby**

Cupboard housing plumbing for washing machine and shelving, under house storage/cellar with light, laminated flooring and double glazed door leading to:

**Cloakroom**

Low-level W.C. Wall mounted wash basin, part tiled walls, tiled floor and shaver & light point.

**Wet Room 8' 6" x 6' 6" (2.59m x 1.98m)**

Open walk-in shower with fitted electric shower & shower screen, low-level W.C. Wash basin with mixer tap and cupboard below, chrome ladder style electric radiator, wall mounted fan heater, under floor heating and two frosted double glazed windows.

**Conservatory 21' 3" x 6' 2" (6.47m x 1.88m)**

uPVC double glazed conservatory with windows and two double glazed doors leading to rear patio.

**From entrance hallway stairs leading to:**

**Open Kitchen 11' 9" x 7' 2" (3.58m x 2.18m)**

A range of base cupboards & drawers with moulded work-surfaces above, built-in 4 ring electric hob with extractor hood above, built-in oven, sink with mixer tap, plumbing for dishwasher, under worktop space for fridge & freezer, matching range of wall mounted cupboards with under-cupboard lighting, laminated flooring, fully tiled walls, spotlights on rail and two double glazed window to side and rear aspects.

**From open kitchen stairs leading to:**

**First Floor Landing**

Hatch to loft space with retractable ladder.

**Lounge 15' 1" x 13' 1" (4.59m x 3.98m)**

Fitted gas fire with mantelpiece above, shelving to chimney recesses, window seat and double glazed bay window to front aspect. Large circular opening leading to:

**Dining Room 12' 1" x 9' 10" (3.68m x 2.99m)**

Double glazed window overlooking the rear patio.

**Loft Space 13' 9" x 11' 1" (4.19m x 3.38m)**

Fully boarded with eaves storage cupboards, power points, velux window and eyeball spotlights.

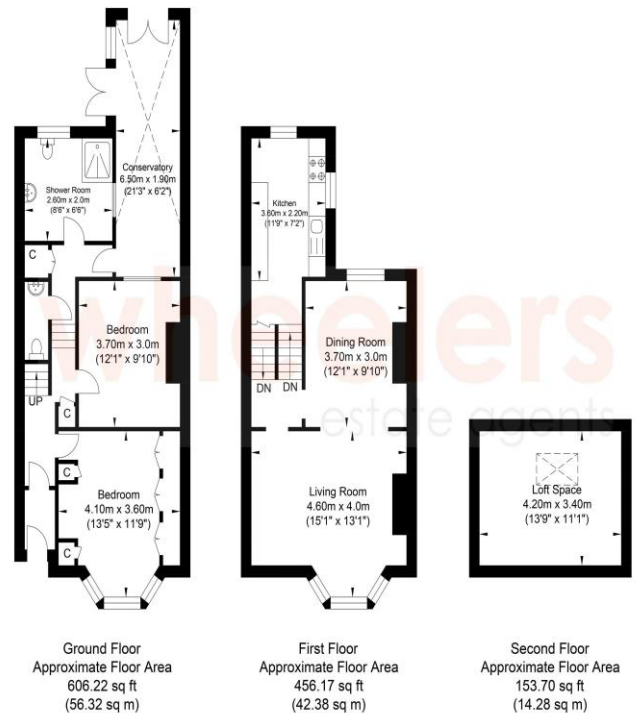
**Outside**

**Rear Patio**

Small West Facing patio.

Council Tax Band C.

**Carlyle Street**



Approximate Gross Internal Area = 112.98 sq m / 1216.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 18 Carlyle Street<br>BRIGHTON<br>BN2 9XW | Energy rating<br><b>F</b> | Valid until:<br>17 March 2034                   |
|  |                           | Certificate number:<br>4500-1879-0922-0397-3743 |

Property type: Mid-terrace house

Total floor area: 81 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. 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             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 21 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



**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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