



62 Lincoln Street
Brighton, BN2 9UH

£625,000
Freehold

UWS1113

- A beautifully presented 3 bedroom four storey terraced house in central Hanover
- Large through living room / kitchen / dining room with bi-folding doors to the rear garden & under-floor heating
- Lovely modern fitted kitchen with built-in appliances
- 2nd reception room on the ground floor
- Beautiful family bathroom with white suite & separate walk-in shower
- 3 double bedrooms
- Bedroom 1 with en-suite shower room & views to the Downs
- Gas heating
- Double glazed
- Landscaped rear garden
- Viewing is highly recommended

**** BEAUTIFULLY STYLED. IMPECCABLE TASTE. 4 STOREY, 3 BEDROOM FAMILY HOME WITH A LANDSCAPED WEST GARDEN **** This is without question a wonderful example of a stunning Hanover home. The first impressions are striking, with not just the vibrant exterior, but the overall quality of this home throughout. On the lower level is a beautiful kitchen with fitted appliances, porcelain tiled flooring with underfloor heating throughout this floor and lovely high ceilings. This opens up to the dining room/2nd lounge with bi-folding doors out to the West facing landscaped garden. A further lounge and a wonderful family bathroom on the ground floor, 2 bedrooms on the 1st floor and the loft is already converted to create bedroom 3 with an en-suite shower room. Fantastic views from this room. Overall an outstanding home and one not to be missed. (EPC Rating 72 - C) 108sq m internally.

Double glazed entrance door leading to:

Entrance Hallway

Smoke alarm, stripped wood floor, double glazed window to rear aspect, stairs to first & lower ground floors and stripped wood door to:

Reception Room 10' 8" x 10' 5" (3.25m x 3.17m)

Attractive bare brick chimney breast, 2 column old school style radiator, NTL & Virgin media points, stripped wood floor, smoke alarm and double glazed window with fitted plantation shutters to front aspect.

Bathroom 10' 5" x 8' 9" (3.17m x 2.66m)

Modern white suite of freestanding bath with mixer tap & adjustable spray attachment, large double walk-in shower with drench shower head & adjustable spray attachment, low-level W.C. part tile walls, large wash basin with mixer tap and drawers below, white ladder style radiator, inset spotlights, cupboard housing large hot water tank, vinyl tiled flooring, stripped wood door and frosted double glazed window to rear aspect.

From entrance hallway stairs leading up to:

First Floor Landing

Bedroom 2 14' 0" x 10' 5" (4.26m x 3.17m)

White 2 column old school style radiator, shelving to chimney recesses, smoke alarm, stripped wood floor & door and double glazed window with fitted plantation shutters to front aspect.

Bedroom 3 10' 7" x 8' 9" (3.22m x 2.66m)

Stripped wood door, white 2 column old school radiator, smoke alarm and double glazed window over looking the rear garden.

From first floor stairs leading to:

Second Floor

Double glazed window with views to the Downs, smoke alarm and door to:

Bedroom 1 18' 2" x 10' 7" (5.53m x 3.22m)

Radiator, eaves storage cupboard, velux window, smoke alarm, cupboard housing hanging rail, inset spotlights and double glazed window with amazing views across Brighton to the Downs.

En-suite Shower Room

Enclosed fully tiled shower cubicle with fitted shower, low-level W.C. Wall mounted wash basin with mixer tap and cupboard below, white ladder style radiator, ceramic tiled floor, velux window, inset spotlights and extractor fan.

From entrance hallway painted wood stairs leading down to::

Through Lounge / Kitchen / Dining Room 21' 7" x 13' 5" (6.57m x 4.09m)

Kitchen area: A modern range of base cupboards & drawers with quartz work-surfaces over, built-in 5 ring electric NEFF induction hob with extractor hood above, integrated fridge & freezer & dishwasher, stainless steel sink with instant boiling water mixer tap, matching range of floor to ceiling wall mounted cupboards, integrated NEFF oven & microwave/oven, inset spotlights, light-well, large porcelain tiled floor with under-floor heating and smoke alarm. Lounge area: Under-stairs storage cupboards housing gas boiler and plumbing for washing machine, inset spotlights, porcelain tiled floor with under-floor heating, bi-folding doors with side screen and built in cat-flap to rear garden.

Outside

Rear Garden 26' 5" x 15' 0" (8.05m x 4.57m)

West facing, outside water tap, power and lights. Large porcelain tiled patio and steps leading down to astro-turf lawn with raised flower beds, built-in barbecue, wood seating area, wooden storage cupboards, brick, flint and timber fenced boundaries. Council Tax Band C.

Energy performance certificate (EPC)

62, Lincoln Street BRIGHTON BN2 9UH	Energy rating C	Valid until: 21 January 2029
		Certificate number: 8891-7029-1360-5632-2926

Property type Mid-terrace house

Total floor area 108 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

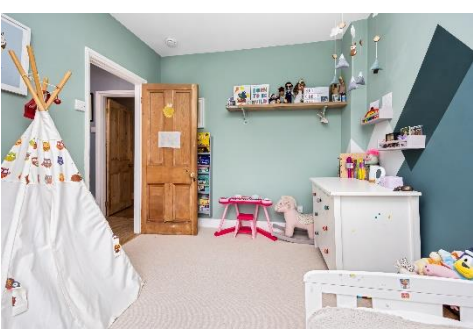
The graph shows this property's current and potential energy rating.

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.

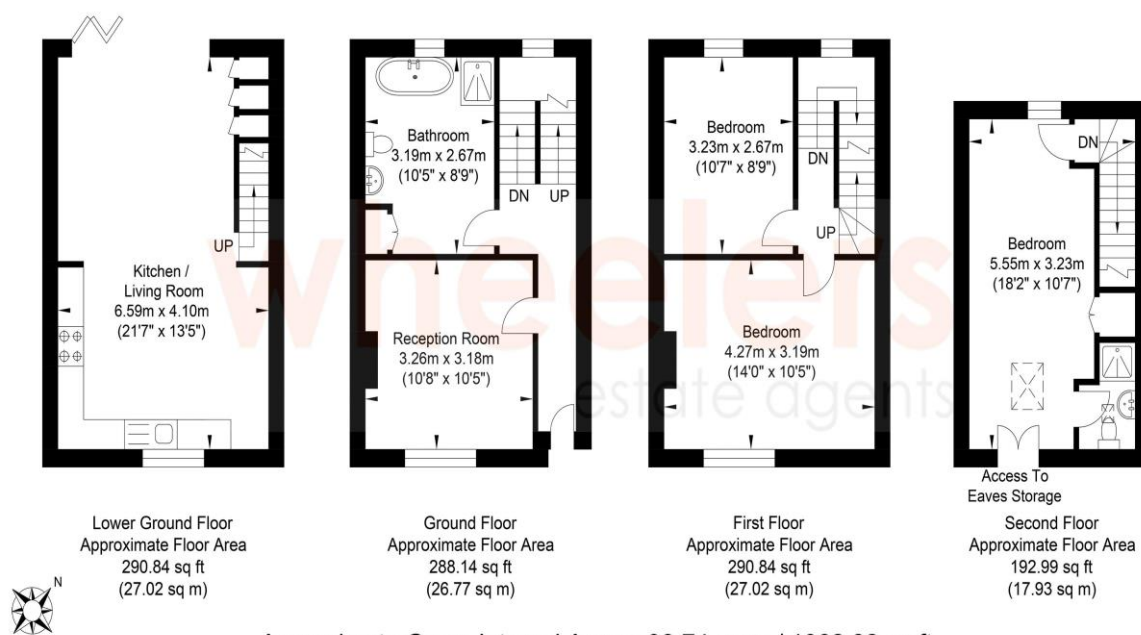
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



Lincoln Street



Approximate Gross Internal Area = 98.74 sq m / 1062.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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**

Wheelers Estate Agents

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

wheelersstateagents.co.uk

info@wheelersstateagents.co.uk