

63 Bentham Road
Brighton, BN2 9XB

£625,000
Freehold

UWS1007

- A beautifully presented Victorian Terrace house which has been lovingly restored with some original features over 3 floors
- 4 Bedrooms
- Bedroom 1 with views across Brighton to the Downs & down to the sea
- En-Suite Wetroom
- Lounge / Dining Room with attractive fireplace, reclaimed floorboards & original coving & French doors to the patio
- Victorian style white bathroom with claw foot bath & Vintage washstand
- Kitchen with bamboo work-surfaces & door to garden
- Restored Victorian cast iron column radiators
- Gas heating with combi boiler
- Sash double glazed
- Newly landscaped East facing rear patio garden

**** EXCEPTIONAL HANOVER HOME **** (Viewings start Friday 17th & Saturday 18th June). If you are looking for a house that oozes style, then look no further than this home. Set over 3 floors, with exceptional views from the stunning loft conversion, there is little not to like here. The features here for example are and there are many more, include reclaimed & restored Victorian radiators, vintage wood paneling in the en-suite, reclaimed floorboards, doors & reclaimed Junkers beech flooring in the loft. The owners here have beautifully combined the old with the new, with impeccable taste. The loft was converted in 2018, the garden completely landscaped in 2022, as well patio doors & kitchen door, again in 2022. This home even includes a secret bedroom/office behind bespoke book cases. Overall this is a house you would be proud to call home. (112 sq m internally)

Steps and front garden with purple slate chippings leading to part glazed entrance door.

Entrance Hallway

Original ceiling coving & corbels, reclaimed cast iron column radiator, cupboard housing electric meter and fuse box, stairs to first floor, 2 under-stairs storage cupboards with gas meter, reclaimed polished floorboards, smoke alarm and stripped wood door to:

Lounge 13' 2" x 11' 10" (4.01m x 3.60m)

Attractive cast iron fireplace with tiled inserts and mantelpiece above, reclaimed cast iron column radiator, half height double cupboard to chimney recess, original ceiling coving, stripped wood door, reclaimed polished wood floor boards, smoke alarm and sash double glazed bay window to front aspect with plantation shutters.

Dining Room 11' 3" x 9' 9" (3.43m x 2.97m)

Reclaimed cast iron column radiator, two half height double cupboards to chimney recesses with shelving above, reclaimed polished wood floor boards, open fireplace and double glazed French doors leading to the rear patio.

Kitchen

A range of base cupboards & drawers with bamboo work-surfaces above, gas cooker point, integrated dishwasher & washing machine, space for upright fridge/freezer, white butler style sink with mixer tap, inset spotlights, matching range of wall mounted units, part tiled walls, smoke alarm, reclaimed cast iron column radiator, slate tiled floor and double glazed window and double glazed door leading to the rear patio.

From entrance hallway stairs with original balustrade leading to:

Mezzanine Landing

Stripped wood door leading to:

Bathroom 9' 1" x 7' 2" (2.77m x 2.18m)

White suite of claw foot bath with telephone style mixer tap with adjustable spray attachment, thermostatic shower with fixed ceiling drench shower head, high level Victorian style W.C. Vintage Victorian washstand, inset spotlights, reclaimed cast iron column radiator, porcelain tiled flooring, cupboard housing gas combination boiler and sash frosted double glazed window to rear aspect.

From mezzanine landing stripped & polished wood stairs leading to:

First Floor Landing

Smoke alarm and stripped wood door to:

Bedroom 2 15' 4" x 13' 2" (4.67m x 4.01m)

Reclaimed cast iron fireplace, half-height double cupboard to chimney recess, reclaimed cast iron column radiator, stripped & polished wood floor, smoke alarm and sash double glazed bay window with fitted plantation shutters to front aspect and further side sash double glazed window with fitted shutters.

Bedroom 3 11' 3" x 10' 1" (3.43m x 3.07m)

Reclaimed cast iron column radiator, reclaimed cast iron fireplace with mantelpiece above & tiled hearth, stripped wood door, smoke alarm, stripped & polished wood floor and double glazed sash window overlooking the rear patio.

From first floor landing stairs with matching turned balustrade leading to:

Second Floor

Roof window, fitted wardrobe cupboard, smoke alarm, attractive lighting, book shelving which opens up into:

Bedroom 4 9' 4" x 7' 4" (2.84m x 2.23m)

Reclaimed cast iron column radiator, smoke alarm, reclaimed wood flooring and sash double glazed window to rear aspect.

Bedroom 1 17' 10" x 9' 10" (5.43m x 2.99m)

Reclaimed cast iron column radiator, eaves storage cupboards, 4 velux windows with views across Brighton to the Downs and down to the sea, inset spotlights, reclaimed wood floor boards, smoke alarm, wall light, sash double glazed window to rear aspect and door to:

En-Suite Wet Room 8' 2" x 5' 2" (2.49m x 1.57m)

W.C. with Vintage wood paneling, fitted Edwardian sink with Sanitor tap, large double shower with Victorian style mixer tap with adjustable spray attachment and drench shower head, inset spotlights, extractor fan, fully porcelain tiled walls, porcelain tiled floor and bespoke brass pipe towel warmer. Velux window.

Outside

Side Return 9' 8" x 7' 3" (2.94m x 2.21m)

Painted concrete with outside water tap, storage cupboard and steps leading to:

Main Patio Garden 15' 2" x 18' 9" (4.62m x 5.71m)

East Facing. Mainly large Spanish porcelain flagstones with raised sleeper flower beds with a range of small shrubs and plants with brick and timber fence boundaries. Council tax band C.

Energy performance certificate (EPC)

63 Bentham Road
BRIGHTON
BN2 9XB

Energy rating

C

Valid until: 31 May 2032

Certificate
number: 0394-3016-8206-3412-9200

Property type

Mid-terrace house

Total floor area

112 square metres

Rules on letting this property

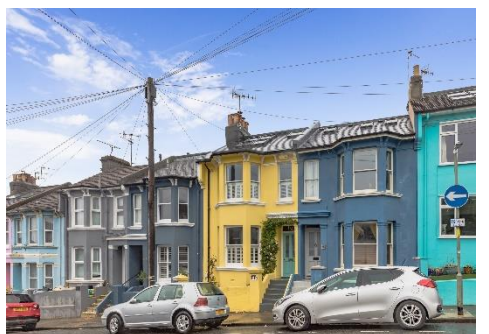
Properties can be rented if they have an energy rating from A to E.

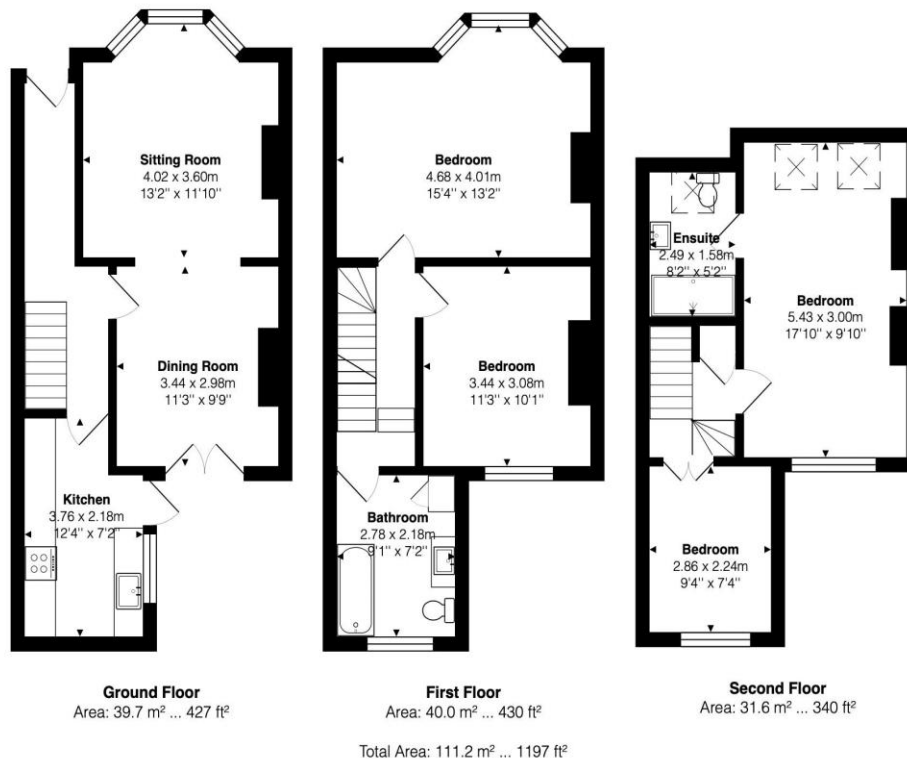
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this 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.

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INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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