



38 Cobden Road
Brighton, BN2 9TJ

£600,000
Freehold

UWS1120

- **(£600,000 - £625,000) A very large and extended 3 storey three bedroom family home**
- **Large Lounge / Dining Room**
- **Kitchen / Breakfast Room**
- **Utility Room**
- **Shower Room**
- **Bedroom 3 with Garden room**
- **Dressing area next to upstairs bathroom with white suite**
- **2 Further large bedrooms one to the first floor & one on the Second floor**
- **Gas Heating with combi boiler**
- **Double glazed throughout**
- **40ft East facing rear Garden**
- **No Chain**
- **Viewing is highly recommended**
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**** A VERY LARGE FAMILY HOME, LOCATED ON ONE OF HANOVER'S BEST ROADS, VERY CLOSE TO ELM GROVE SCHOOL ** (GUIDE PRICE £600,000 - £625,000)** This is an impressive, extended home that measures just over 143 square meters internally, plus a 40ft rear garden. Set back off the street, this home stands out with its vibrant colours, high ceilings, large 25ft through lounge/diner, an extended large family kitchen with a separate utility room and downstairs shower room to the rear. 3 double bedrooms in total, with the loft being converted already to create the main bedroom, with impressive views. Bedroom 2 to the front on the first floor with a separate dressing room, a bathroom and bedroom 3 to the rear which opens out to a garden room with access out to the large East facing garden. Mainly paved and slightly tiered. Great location on a one way street, just off Elm Grove. Parking Zone V, currently no waiting list. (EPC Rating 67- D)

Small front garden & steps leading up to entrance door leading to:

Entrance Hallway

Radiator, dado rail, cupboard housing electric meter and fuse box, under-stairs storage cupboards with hanging rail and shelving, smoke alarm, open shelving and stairs to first floor.

Lounge 13' 9" x 11' 11" (4.19m x 3.63m)

Radiator, high ceilings with central ceiling rose, telephone point, uPVC double glazed bay window to front aspect.

Dining Room 11' 9" x 10' 2" (3.58m x 3.10m)

Radiator, high ceilings with central ceiling rose and large glazed door leading to:

Kitchen / Breakfast Room 14' 6" x 11' 11" (4.42m x 3.63m)

A range of base cupboards & drawers with moulded work-surfaces over, stainless steel sink with mixer tap, 4 ring gas hob with oven below, integrated dishwasher, matching range of wall mounted cupboards, part tiled walls, 3 large velux windows, space for fridge/freezer, radiator and laminated flooring.

Utility Room 14' 0" x 10' 11" (4.26m x 3.32m)

Plumbing for washing machine, velux window, radiator, laminated flooring, double glazed door with steps up to rear garden.

Shower Room 6' 2" x 5' 6" (1.88m x 1.68m)

Fitted cubicle shower with Triton electric shower and fully tiled, low-level W.C. Wash basin, radiator, part tiled walls, light & shaver point, extractor fan, velux window and vinyl flooring.

From entrance hallway stairs leading to:

Mezzanine Landing

Bedroom 3 11' 5" x 8' 2" (3.48m x 2.49m)

Radiator, spotlights on rail, hatch to loft space and two large glazed doors leading to:

Garden Room 11' 5" x 8' 2" (3.48m x 2.49m)

Poly-carbonate roof, power points uPVC double glazed windows and French doors leading onto rear garden.

From mezzanine landing stairs leading to:

First Floor Landing

Dado rail, smoke alarm, stairs to second floor and door to:

Bedroom 2

Radiator and uPVC double glazed bay window to front aspect with side views across to the Downs.

Dressing Room 10' 2" x 5' 2" (3.10m x 1.57m)

Radiator, picture rail, range of wardrobe cupboards with hanging rails and shelving and door to:

Family Bathroom 10' 2" x 6' 4" (3.10m x 1.93m)

White suite of bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap, part tiled walls, wall mounted gas combination boiler and uPVC double glazed window over-looking the rear garden.

From first floor landing stairs leading to:

Second Floor

uPVC double glazed window and door to:

Bedroom 1 18' 2" x 13' 9" (5.53m x 4.19m)

Radiator, eaves storage cupboards, two velux windows with oblique side sea views, laminated flooring, spotlights on rail an uPVC double glazed window overlooking the rear garden.

Outside

Rear Garden 40' 0" x 16' 6" (12.18m x 5.03m)

West facing, 3 terraces, mainly laid to paving with central pond, outside water tap, steps leading down to utility room, large storage shed, brick & rendered wall boundaries. Council Tax Band C.

Energy performance certificate (EPC)

38 Cobden Road BRIGHTON BN2 9TJ	Energy rating D	Valid until: 8 August 2033
		Certificate number: 0360-2461-0280-2207-4955

Property type Mid-terrace house

Total floor area 151 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

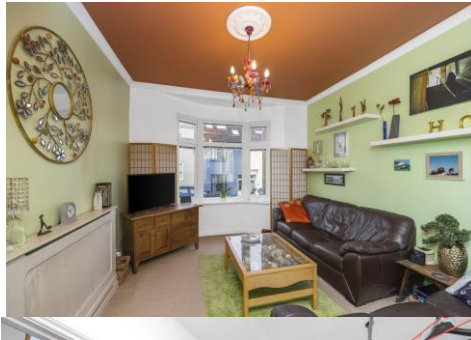
The graph shows this property's current and potential energy rating.

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.

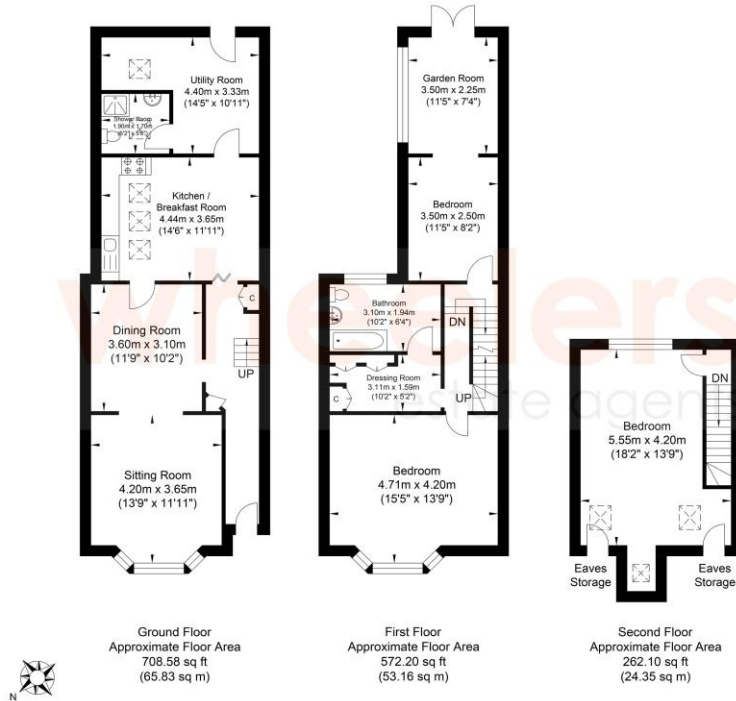
For properties in England and Wales:

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

Breakdown of property's energy performance



Cobden Road



Approximate Gross Internal Area = 143.34 sq m / 1542.89 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**

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