



**25 Islingword Road**  
Brighton, BN2 9SE

**Offers Over £500,000**  
Freehold

UWS1131

- **A two storey 2 bedroom terraced house close to local convenience store & the Level recreation park in Brighton**
- **Lounge / Dining Room**
- **Modern fitted kitchen with some built-in appliances**
- **Upstairs bathroom with white suite**
- **Gas heating with combi boiler**
- **Part double glazed**
- **Good sized rear garden**
- **Handy loft space**
- **No Chain**
- **Viewing is highly recommended**

**\*\* REFURBISHED TO A HIGH STANDARD, NO CHAIN, 32 ft GARDEN \*\*** A fantastic location in highly desired central Hanover, close to a excellent schools, with good access to Brighton station and city centre. The owner has spent a considerable amount of time and money updating this wonderful home, to include a new kitchen with fitted appliances, new flooring throughout, new bathroom, roof has been re-felted, new guttering and fascia's, redecorated inside and out and the garden cleared and reseeded. The layout is excellent with a large through lounge/diner, kitchen to the rear, upstairs bathroom, 2 double bedrooms on the first floor and a very useful loft space, that has power, carpeted, with stairs from the first floor landing. A larger than the average Hanover garden. Viewing is highly recommended. (Epc rating 55 D, 88 square meters internally)

**Entrance Door leading to:**

**Entrance Porch**

Coir matting and glazed door leading to:

**Entrance Hallway**

Radiator behind decorative panel, stairs to first floor, under-stairs cupboard housing electric meter & fuse box, smoke alarm, inset spotlights, luxury vinyl waterproof flooring and door to:

**Through Lounge/Dining Room 22' 2" x 11' 3" (6.75m x 3.43m)**

2 Radiators, cast iron fireplace with mantelpiece above, Virgin media point, smoke alarm, luxury vinyl waterproof flooring, single paned window to rear aspect and double glazed bay window to front aspect.

**Kitchen 9' 3" x 5' 10" (2.82m x 1.78m)**

Modern soft close white base cupboards & drawers with moulded work-surfaces above, 4 ring electric hob with oven below and extractor hood above, stainless steel sink with mixer tap, integrated dishwasher & washing machine, smoke alarm, space for upright fridge/freezer, inset spotlights, part tiled walls, matching range of wall mounted cupboards with under cupboard lighting, 3 column modern wall hung radiator, luxury vinyl waterproof flooring and double glazed window to rear aspect. Double glazed door to rear garden

**From entrance hallway stairs leading to:**

**Mezzanine Landing**

**Bathroom 9' 4" x 6' 2" (2.84m x 1.88m)**

White suite bath with mixer tap & adjustable spray attachment and glass shower screen, radiator, wash basin with mixer tap, low-level W.C. Extractor fan, inset spotlights, hatch to loft space, luxury vinyl waterproof flooring & frosted double glazed window.

**From mezzanine landing stairs leading to:**

**First Floor Landing**

Smoke alarm and door to loft space.

**Bedroom 1 24' 10" x 10' 9" (7.56m x 3.27m)**

Radiator, shelving to chimney recesses, smoke alarm and double glazed sash window to front aspect.

**Bedroom 2 8' 6" x 8' 4" (2.59m x 2.54m)**

Radiator, fitted cupboard with gas combi boiler, smoke alarm, carbon monoxide alarm and double glazed sash window overlooking the rear garden.

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

**Loft Space 15' 0" x 9' 6" (4.57m x 2.89m)**

Eaves storage cupboards, inset spotlights, smoke alarm and velux window. (This space has limited head height and is not classed as a room) the roof was re-felted, battened and re-tiled and is also newly insulated.

**Outside**

**Side Return 10' 3" x 8' 4" (3.12m x 2.54m)**

Brick paved with outside water tap

**Main Garden 32' 2" x 15' 3" (9.80m x 4.64m)**

Newly landscaped with oak sleepers and pea shingle on 2 levels with a further lawned area, brick & flint wall boundaries.

Council Tax Band C.

**Islingword Road**



Approximate Gross Internal Area = 86.38 sq m / 929.78 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

25 Islingword Road BRIGHTON BN2 9SE	Energy rating	Valid until:	25 January 2033
	<b>D</b>	Certificate number:	0220-2297-0016-5000-0733

**Property type** Mid-terrace house

**Total floor area** 88 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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









**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**

**[wheelersestateagents.co.uk](http://wheelersestateagents.co.uk)**

**[info@wheelersestateagents.co.uk](mailto:info@wheelersestateagents.co.uk)**