



31 Islingword Street
Brighton, BN2 9UR

£550,000
Freehold

UWS1134

- **2 Good Sized Double Bedrooms**
- **Laid out over 4 floors with stunning views to the rear over Brighton to the Downs**
- **Recently fitted kitchen with Bosch appliances. 22ft Open Plan living / kitchen / dining room**
- **15ft Reception room that could be converted to bedroom 3 by adding stud walls**
- **Some stripped wood floors**
- **Bathroom with white suite**
- **Handy Basement Office room**
- **Double Glazed**
- **Sunny West facing patio garden**
- **Gas heating with combi boiler**
- **Inspection is very highly recommended**

**** BEAUTIFULLY PRESENTED, LAID OUT OVER 4 FLOORS, POTENTIAL TO CREATE 3rd BEDROOM, NEW KITCHEN **** Located on the favoured West side, with excellent views over Brighton and afternoon sun in the garden, this home measures in at an impressive 1200sq ft. Its a much larger than the average 2 bedroom house, that could be reconfigured to make 3 beds in total, by adding stud walls on the ground floor. Plenty of excellent living space, with a sun trap of a West facing garden. Very spacious, with a 22ft open plan kitchen (newly installed with appliances, plus an island with breakfast bar) and stylish living area. A further open planned 15ft reception area by the front door, presented with real style. A bonus study/office/work room leads out to the garden. Well worth viewing. (Epc Rating C - 69, 114 sq m internally)

Entrance door leading to:

Entrance porch with coir matting and door to:

Reception Room 1 15' 1" x 14' 2" (4.59m x 4.31m)

A bright and airy room with a 2 Column old school style radiator, stripped & polished wood floor, double glazed window to front with fitted plantation shutters, double glazed window to rear.

Bathroom 8' 11" x 7' 11" (2.72m x 2.41m)

White suite of bath with fitted Triton shower radiator, wash basin, low-level W.C. Cupboard housing shelving, part tiled walls, two double glazed windows to rear aspect. Painted wood flooring.

From reception room 1 stairs leading to:

First Floor Landing

Hatch to loft space, double glazed window to rear aspect. (The loft can be converted subject to the usual building regulations, others in the street have done this, to create another bedroom and en-suite. Currently the loft space is boarded, has a pull down ladder and lighting).

Bedroom 1 14' 1" x 11' 5" (4.29m x 3.48m)

Old school style radiator, inset spotlights and double glazed window to front aspect with fitted plantation shutters, 2 fitted double wardrobe cupboards with hanging rails and drawers and stripped wood flooring.

Bedroom 2 8' 11" x 8' 9" (2.72m x 2.66m)

Old school style radiator and double glazed window to rear aspect, with stunning views across Brighton to the Downs. Wood flooring

Lower Ground Floor

Reception Room / Kitchen / Dining Room 22' 1" x 13' 9" (6.73m x 4.19m)

Modern newly fitted kitchen of base cupboards & drawers with Corian stone composite work-surfaces above, inset Bosch induction hob, fitted oven & microwave, integrated dish washer, washing machine and fridge/freezer, large old school style radiator, Corian sink with mixer tap, cupboard housing 'Ideal' gas combination boiler, matching range of wall mounted cupboards, wood flooring, cupboard housing gas & electric meter and fuse box, extractor fan, large central island with fitted cupboard and pull-out drawer, double glazed window to rear aspect and door to painted wood stairs and window leading down to:

Basement

Office / Store Room 14' 0" x 10' 7" (4.26m x 3.22m)

Laminate wood flooring double glazed window to rear aspect, radiator, inset spotlights, space and plumbing for washing machine under the stairs door to rear garden.

Outside

Rear Garden 23' 4" x 14' 5" (7.11m x 4.39m)

West facing, perfect for afternoon and evening sun. Concreted area with outside water tap and two steps leading to main patio. Brick paved with side and rear raised beds with slate chippings. Council Tax Band C.

Islingword Street



Basement	Lower Ground Floor	Ground Floor	First Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
148.86 sq ft (13.83 sq m)	322.80 sq ft (29.99 sq m)	322.80 sq ft (29.99 sq m)	294.82 sq ft (27.39 sq m)



Approximate Gross Internal Area = 101.20 sq m / 1089.30 sq ft

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

Energy performance certificate (EPC)

31 ISLINGWORD STREET
BRIGHTON
BN2 9UR

Energy rating

C

Valid until 21 February 2031

Certificate number

3439-0922-1000-0672-3226

Property type

Mid-terrace house

Total floor area

114 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.

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