



48 Toronto Terrace
Brighton, BN2 9UW

£429,950
Freehold

UWS1133

- A Lovely 2 storey two double bedroom terraced house situated at the top of Hanover close to Queens Park
- 2 Bedrooms
- Bedroom 2 with French doors leading to a South-East facing roof terrace
- Lounge / Dining Room with wood burner
- Downstairs bathroom with white suite
- Gas Heating
- Double glazed throughout
- Some stripped & stained wood floors
- Kitchen with door to side patio area
- Patio area to side (Shared)
- Viewing is highly recommended

**** BEAUTIFULLY PRESENTED, 2 DOUBLE BEDROOMS, ROOF TERRACE, CLOSE TO QUEENS PARK **** This is a fantastic two storey Victorian home, located towards the top of Hanover, just behind Queens Park Road. The owners have great taste, creating a very inviting home, with plenty of colour and style, with double glazed throughout, a wood burner and a large open plan lounge/diner kitchen & a modern bathroom on the ground floor. The first floor has the two double bedrooms, with the main bedroom to the front, with the rear bedroom having double glazed French doors out to the South-East facing roof terrace. Viewing is highly recommended. (Epc rating 68 D, 63 sq meters internally)

Gate leading to side access double glazed door to:

Through Lounge / Dining Room 22' 8" x 10' 10" (6.90m x 3.30m)

2 Modern 3 column old school style wall mounted radiators, Virgin media & open reach points, shelving to chimney recesses, fitted wood burner with wood mantelpiece above, cupboard housing gas combination boiler, gas & electric meter and fuse box, smoke alarm, laminated flooring, further cupboard housing plumbing for washing machine and double glazed sash bay window to front aspect.

Kitchen 8' 11" x 8' 3" (2.72m x 2.51m)

Gas cooker point, white butler style sink with mixer tap and cupboard below, space for upright fridge/freezer, open shelving, part tiled walls, polished wood floor, double glazed and double stable door leading to side patio area. Folding door to:

Bathroom 8' 3" x 5' 6" (2.51m x 1.68m)

White suite of bath with mixer tap, fitted thermostatic shower with drench shower head, low-level W.C. Wash basin with mixer tap and chrome towel holder, extractor fan, inset spotlights, 2 fitted mirrors, part tiled walls, ceramic tiled floor, white two column old school style radiator with chrome towel warmer, open shelving and frosted double glazed window.

From entrance door stained wood stairs leading to:

First Floor Landing

Hatch to loft, sash double glazed window, stripped and stained wood floor, smoke alarm and door to:

Bedroom 1 14' 2" x 12' 2" (4.31m x 3.71m)

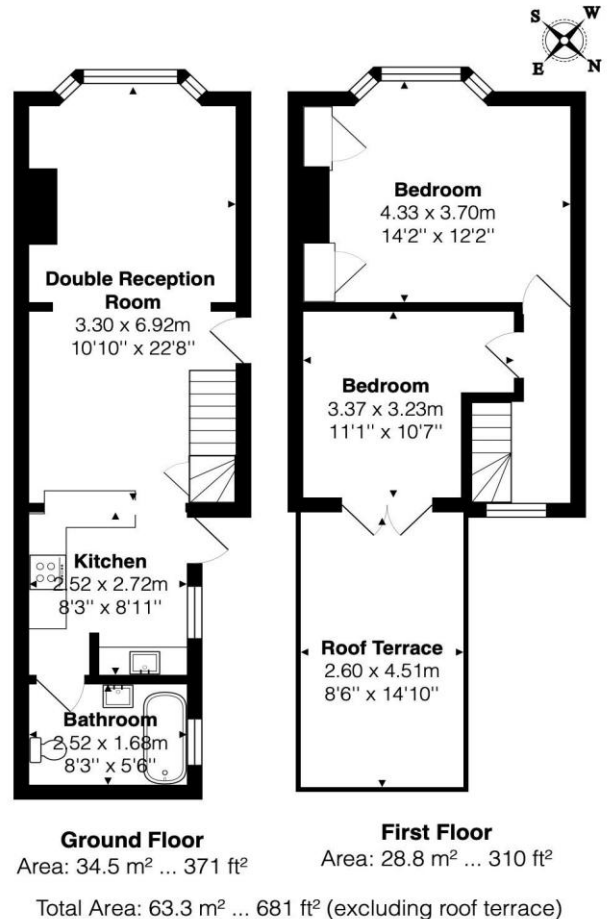
Modern wall hung blue radiator, two double wardrobe cupboards housing hanging rails, stripped and stained wood floor and double glazed bay window to front aspect.

Bedroom 2 11' 1" x 10' 7" (3.38m x 3.22m)

Modern wall hung blue radiator, stripped and stained wood floor and double glazed French doors leading to:

Roof Terrace 14' 10" x 8' 6" (4.52m x 2.59m)

South - East facing, part paved, part astro-turf with wrought iron railings and outside water tap. Council Tax Band C.



Energy performance certificate (EPC)

48 Toronto Terrace
BRIGHTON
BN2 9UW

Energy rating

D

Valid until:

15 April 2034

Certificate
number:

9634-2024-0300-0266-7292

Property type

Mid-terrace house

Total floor area

63 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		88 B
69-80	C		
55-68	D	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





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