

73 Washington Street
Brighton, BN2 9SR

£499,950
Freehold

UWS1135

- A refurbished 3 storey terraced house in the centre of Hanover with no chain
- 2/3 Bedrooms
- Reception room 2 / Bedroom 3
- Modern fitted family bathroom with large bath & double walk-in shower
- Newly fitted modern kitchen with some integrated appliances & door to patio
- Modern fitted electric heating throughout
- 2 Bedrooms on the first floor
- Newly fitted carpets
- Sash double glazed
- West facing rear patio garden
- No chain
- Viewing is highly recommended

**** NO CHAIN, REFURBISHED TO A HIGH STANDARD, FULLY FITTED KITCHEN WITH BUILT IN APPLIANCES ****
 This is a very well presented 3 storey house on the favoured West side, which is perfect for afternoon and early evening sun. Brand new kitchen with appliances, new stylish bathroom, new windows, carpets and fully redecorated. 2 double bedrooms on the first floor, bathroom and bedroom 3/reception 2 on the ground floor and open plan lounge/kitchen on the lower level. Door out to a North/West garden. 83 sq meters internally.

Double glazed entrance door leading to:

Entrance Hallway

Wall mounted electric radiator, smoke alarm, newly fitted carpet, stairs to first floor landing and lower ground floor.

Reception Room 2 / Bedroom 3 10' 7" x 10' 11" (3.22m x 3.32m)

Wall mounted electric radiator, newly fitted carpet, central ceiling rose and double glazed sash window to front aspect.

Family Bathroom 8' 7" x 10' 4" (2.61m x 3.15m)

White suite of large bath with floor mounted mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap and cupboards below, fitted mirror fronted medicine cupboard, large double walk-in shower cubicle with drench shower head and glass shower screen, inset spotlights, extractor fan, fully tiled walls and flooring and frosted double glazed sash window to rear aspect.

From entrance hallway stairs with newly fitted carpet leading to:

First Floor Landing

Hatch to loft space which has a 125 litre energy efficient immersion heater, smoke alarm and double glazed sash window to rear aspect.

Bedroom 1 13' 11" x 10' 11" (4.24m x 3.32m)

Wall mounted electric radiator, newly fitted carpet and double glazed sash window to front aspect.

Bedroom 2 8' 7" x 10' 4" (2.61m x 3.15m)

Wall mounted electric radiator, newly fitted carpet and double glazed sash window to rear aspect.

From entrance hallway stair with newly fitted carpet, feature exposed flint wall leading down to:

Lower Ground Floor

Lounge/Kitchen/Dining Room 21' 9" x 13' 10" (6.62m x 4.21m)

Lounge area: 2 Wall mounted electric radiators, cupboard housing electric meter and fuse box, smoke alarm, inset spotlights, double glazed sash window to light-well which is fully tiled with safety glass top. Laminated flooring. Kitchen area: Newly fitted modern base cupboards & drawers with quartz work-surfaces above, inset 5 ring electric hob with oven below and extractor hood above, 1 1/2 stainless steel sinks with mixer tap, plumbing for washing machine, integrated dishwasher, fridge/freezer, matching range of wall mounted cupboards, laminated flooring, inset spotlights,

smoke alarm, double glazed sash window to rear aspect and double glazed door to rear patio.

Outside

Rear Patio Garden 19' 4" x 14' 1" (5.89m x 4.29m)

North - West facing. Outside power. Laid to large pavers with purple slate borders and brick wall boundaries. Council Tax Band C.



Washington Street, Brighton, BN2 9SR
 Total Area: 83.0 m² ... 894 ft²
 All measurements are approximate and for display purposes only.

Energy performance certificate (EPC)

73, Washington Street BRIGHTON BN2 9SR	Energy rating	Valid until:	20 September 2027
	F	Certificate number:	8553-7121-5800-6409-1926

Property type	Mid-terrace house
Total floor area	82 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

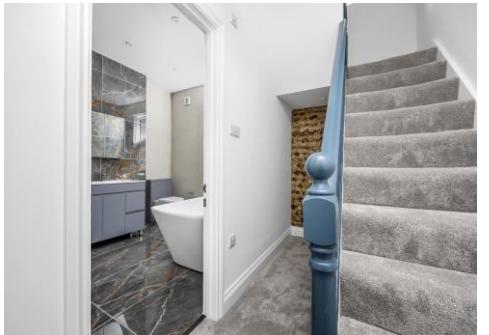
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

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



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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