



90 Carlyle Street
Brighton, BN2 9XW

£410,000
Freehold

UWS1136

- A 3 bedroom terraced house situated at the top of Carlyle Street in Hanover
- Lounge
- Modern kitchen with some built-in appliances & door to courtyard
- Upstairs bathroom with white suite
- Double Glazed
- Gas heating with combi boiler
- 3 Bedrooms on the first floor
- Good order
- Courtyard
- Viewing is recommended

This 3 bedroom 2 storey house, with a modern finish, is conveniently located at the top of Carlyle Street, just off Queens Park Road, very close to Elm Grove and St Luke's School. A small front garden with a path, with a front door that leads into a spacious open plan L shaped lounge/dining room/ modern kitchen, with access to a courtyard garden. 3 bedrooms and a modern bathroom upstairs. Priced fairly in order to sell. (Epc rating 66 - D, 78 sq meters internally)

Double glazed entrance door leading to:

Reception Room 15' 3" x 9' 11" (4.64m x 3.02m)
2 Radiators, laminated flooring, inset spotlights, stairs to first floor and double glazed window to front aspect.

Kitchen 10' 6" x 9' 11" (3.20m x 3.02m)
Base cupboards & drawers with moulded work-surfaces above, inset 4 ring electric hob with oven below and extractor hood above, stainless steel sink with pre-rinse hand spray mixer tap, matching range of wall mounted cupboards with under-cupboard lighting, smoke alarm, integrated washing machine, slim-line dishwasher, fridge & freezer, laminated flooring and double glazed window overlooking the rear courtyard. From kitchen 3 steps down to:

Inner Lobby
Radiator, double cupboard with work-surface above, inset spotlight and double glazed door to rear courtyard.

Front Hallway
Cupboard housing gas & electric meter and fuse box and under-stairs cupboard housing gas combination boiler. Stairs to:

First Floor Landing
Hatch to loft space, double glazed window and smoke alarm.

Bedroom 1 15' 4" x 9' 11" (4.67m x 3.02m)
Radiator and double glazed window to front aspect.

Bedroom 3 10' 1" x 8' 3" (3.07m x 2.51m)
Radiator, large double wardrobe cupboard with hanging rail and shelving and double glazed window to front aspect

Bedroom 2 10' 6" x 9' 8" (3.20m x 2.94m)
Radiator and double glazed window to side aspect.

Bathroom
White suite of double ended bath with central mixer tap, fitted shower with drench shower head, glass shower screen, low-level W.C. Large wash basin with mixer tap and drawers below, chrome ladder style radiator, fully tiled walls, inset spotlights, extractor fan, ceramic tiled floor and frosted double glazed window.

Outside

Courtyard 11' 9" x 6' 4" max width (3.58m x 1.93m)
South West facing. Paved with outside power and wall boundaries. Council Tax Band C.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Energy performance certificate (EPC)

90, Carlyle Street BRIGHTON BN2 9XW	Energy rating	Valid until:	18 July 2030
	D	Certificate number:	8710-7523-4160-2628-6292

Property type Mid-terrace house

Total floor area 91 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		87 B
69-80	C		
55-68	D	66 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**

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