



28 Howard Road
Brighton, BN2 9TP

£429,950
Freehold

UWS1140

- A two bedroom terraced house situated in central Hanover
- 2 Bedrooms
- Lounge opening to a large kitchen / dining room with doors to rear patio
- Down stairs bathroom with white suite
- Upstairs cloakroom
- Gas heating with combi boiler
- East facing patio
- Ideal first purchase
- Close to local convenience store
- Mostly double glazed
- Viewing is highly recommended

**** VERY WELL PRESENTED, 2 BEDROOMS, LARGE OPEN PLAN LOUNGE/KITCHEN/DINER **** This is a very good example of an extended 2 storey Victorian Hanover house, that is located on one of Hanover's widest one way roads. The ground floor is open plan, with a defined living area to the front, with a wood burner, a modern kitchen with an island and a good size dining area, with a beautiful black aluminum double glazed window and door out to the garden. A modern bathroom to the rear, 2 bedroom and further WC and wash hand basin on the first floor. Well presented patio garden, viewing recommended. (EPC rating 71 - C) 61 sq meters internally

Entrance door leading to:

Entrance Lobby

High level cupboard housing electric meter and fuse box, stairs to first floor and door to:

Lounge 10' 4" x 10' 1" (3.15m x 3.07m)

Radiator, fitted wood burner, shelving to chimney recesses, under stairs storage cupboard housing gas meter, engineered wood floor and double glazed sash window to front aspect.

Kitchen / Dining Room 17' 3" x 13' 5" (5.25m x 4.09m)

Kitchen area: A range of grey high gloss base cupboards & drawers with wood work-surfaces above, plumbing for washing machine & dishwasher, central island with 4 ring gas hob, wood work-surfaces, oven & extractor hood above, stainless steel sink unit with mixer tap, part tiled walls, matching range of wall mounted units, ceramic tiled floor and radiator. **Dining Area:** Roof window, shelving to chimney recess, large storage cupboard, engineered wood floor and large double glazed door leading to rear patio.

From Dining area door leading to:

Bathroom 7' 11" x 6' 4" (2.41m x 1.93m)

White suite of bath with fitted thermostatic shower and glass shower screen, low-level W.C. Part tiled walls, wash basin, 3 column old school style radiator with fitted chrome towel warmer, extractor fan, 2 frosted windows, wood floor and cupboard housing gas combination boiler supplying domestic hot water and central heating radiators.

From entrance lobby stairs leading to:

First Floor Landing

Hatch to loft space.

Bedroom 1 10' 5" x 8' 11" (3.17m x 2.72m)

Radiator, built in double wardrobe cupboard housing hanging rails and double glazed sash window to front aspect.

Bedroom 2 12' 10" x 6' 7" (3.91m x 2.01m)

Radiator and double glazed sash window to rear aspect.

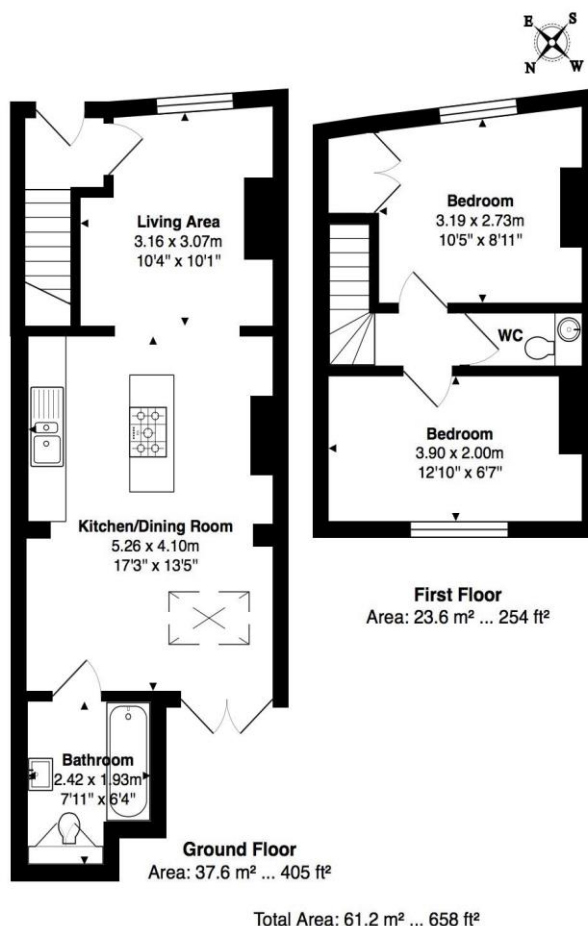
Cloakroom

Low-level W.C. Circular sink with mixer tap, inset spotlight, extractor fan and laminated wood floor.

Outside

Rear Patio Garden 14' 3" x 14' 0" (4.34m x 4.26m) L-Shaped

Mainly laid to large flagstones, raised high-level flower bed and outside storage shed. Council Tax Band C.



Energy performance certificate (EPC)

28, Howard Road BRIGHTON BN2 9TP	Energy rating	Valid until: 27 April 2029
	C	Certificate number: 8204-2566-8629-0026-9413

Property type Mid-terrace house

Total floor area 61 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 C. 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		89 B
69-80	C	71 C	
55-68	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**

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

wheelersstateagents.co.uk

info@wheelersstateagents.co.uk