



2 Carlyle Street
Brighton, BN2 9XW

£595,000
Freehold

UWS1139

- An end of terraced 3 bedroom house situated close to Elm Grove School
- Large modern kitchen / breakfast room with bi-folding doors to the rear garden
- Lounge with folding doors to the dining room
- Large storage area with light under dining room
- 2 First floor bedrooms
- Family bathroom with white suite & separate shower cubicle
- Master bedroom with en-suite W.C & views across Brighton to the Downs
- Gas Heating with combi boiler
- Double glazed
- West facing rear garden
- Viewing is highly recommended

**** AN IMPRESSIVE EXTENDED 3 DOUBLE BEDROOM END OF TERRACE HOUSE, LAID OUT OVER 3 FLOORS, VERY CLOSE TO ELM GROVE SCHOOL **** Located at the bottom of Carlyle Street, on the favoured West side with bus services to all areas of Brighton. This home has already had the loft converted and a wonderful kitchen side return extension. making it an impressive 129 square meters internally. A true family home, with excellent natural light, with sunshine in the garden from early afternoon onwards. An exceptional open plan kitchen, with dining area, with tri-fold doors out to the West facing garden. A large modern family bathroom on the first floor, as well as 2 double bedrooms and the 3rd double room is the large converted loft, with en-suite WC. Stunning views from the top floor. (EPC Rating 69 - C) Parking Zone V, no waiting list at present.

Pathway leading to part glazed entrance door leading to:

Entrance Hallway

High level electric meter cupboard, 2 column old school style radiator, stairs to first floor, stripped & polished wood floor, stairs down to kitchen, cupboard housing gas meter, original ceiling corbels, smoke alarm and door to:

Lounge 11' 11" x 11' 4" (3.63m x 3.45m)

Modern wall mounted radiator, original ceiling coving, folding doors leading to dining room, stripped & polished wood flooring, high skirting boards and double glazed bay window to front aspect.

Dining Room 11' 2" x 11' 11" (3.40m x 3.63m)

Modern wall hung radiator, double glazed high level window, stripped & polished wood flooring and stairs leading down into:

Kitchen / Breakfast Room 19' 1" x 12' 6" (5.81m x 3.81m)

Kitchen area: A range of modern base cupboards & drawers with marble work-surfaces over, white butler sink with mixer tap, space for large fridge/freezer, pull-out larder drawer, 4 ring gas hob with extractor hood above, built-in oven & grill, plumbing for washing machine, matching range of wall mounted cupboards, integrated dishwasher, inset spotlights, double glazed window over-looking the rear garden, cupboard housing gas combination boiler, stripped wood floor, radiator, door to large storage area under the dining room with light. Wall hung modern radiator, stripped wood floor and tri-folding doors leading to the rear patio.

From entrance hallway stripped wood stairs leading to:

Mezzanine Landing

Bathroom 7' 6" x 12' 3" (2.28m x 3.73m)

White suite of bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap, large fully tiled walk-in shower cubicle, extractor fan, chrome ladder style radiator, fitted light and mirror, large storage cupboard with shelving, part tiled walls, vinyl tiled floor, spotlights on rail and double glazed frosted window.

From mezzanine landing stairs leading to:

First Floor Landing

Smoke alarm and door to:

Bedroom 2 15' 6" x 13' 9" (4.72m x 4.19m)

Attractive feature cast iron fireplace, modern wall hung radiator, stripped & polished wood flooring and double glazed bay window to front aspect.

Bedroom 3 11' 10" x 11' 11" (3.60m x 3.63m)

Attractive feature cast iron fireplace, modern wall hung radiator, shelving to chimney recess, double wardrobe cupboard with cupboard above, stripped & polished wood flooring and double glazed window to rear aspect.

From first floor landing stairs leading to:

Second Floor

Smoke alarm, double glazed window with amazing views over Brighton to the Downs and door to:

Bedroom 1 13' 11" x 19' 0" (4.24m x 5.79m)

2 Velux windows, a large range of fitted cupboards, radiator and double glazed windows with views across Brighton to the downs and door to:

En Suite W.C.

Low-level W.C. Wall mounted wash basin, tiled floor, extractor fan and frosted double glazed window.

Outside

Rear Garden 25' 9" x 13' 2" (7.84m x 4.01m)

West facing, mainly laid to lawn with raised wood chip bed, timber fenced boundaries.

Council Tax Band C.

Energy performance certificate (EPC)

2 Carlyle Street BRIGHTON BN2 9XW	Energy rating	Valid until: 13 June 2034
	C	Certificate number: 9442-3039-8206-5544-0200

Property type End-terrace house

Total floor area 129 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

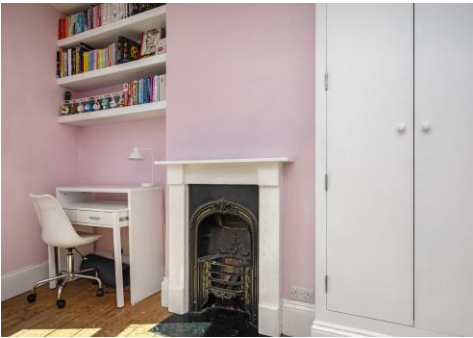
The graph shows this property's current and potential energy rating.

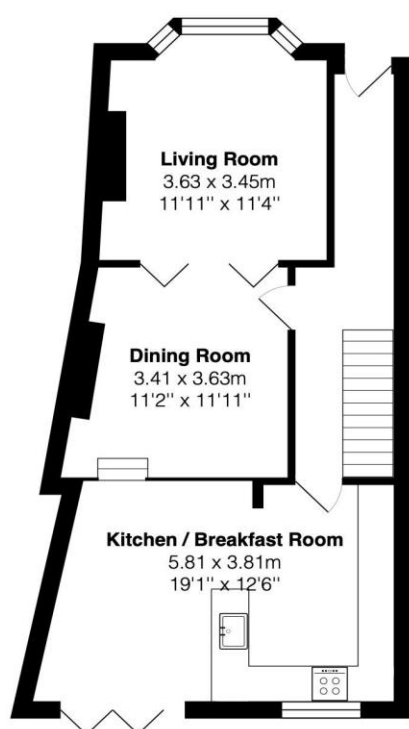
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

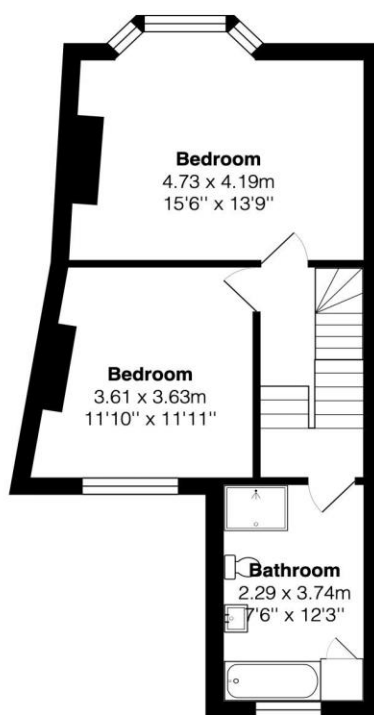
- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

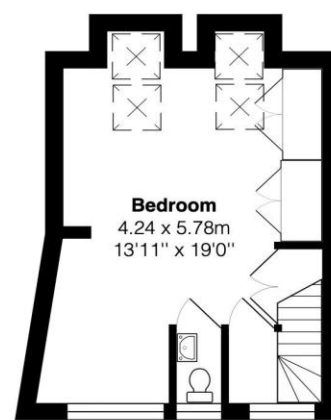




Ground Floor
Area: 57.4 m² ... 618 ft²



First Floor
Area: 45.3 m² ... 488 ft²



Second Floor
Area: 26.3 m² ... 283 ft²

Total Area: 129.1 m² ... 1389 ft²

All measurements are approximate and for display purposes only.

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