



**52 Stanley Street**  
Brighton, BN2 0GP

**£425,000**  
Freehold

UWS1137

- **3 Bedroom end of terrace house**
- **Beautifully presented throughout**
- **No chain**
- **Gas central heating with combi boiler and double glazing**
- **Recently redecorated inside and out**
- **Kitchen with some new fitted appliances included**
- **Modern bathroom**
- **South-East garden, with lots of sun and light**
- **Close to Carlton Hill, St Lukes and Queens Park schools**
- **Parking Zone C, covering part of Hanover & Kempton**

**\*\* 3 BEDROOMS, END OF TERRACE, SUPERB PRESENTATION THROUGHOUT, NO CHAIN \*\*** This is a fantastic 2 storey Victorian house, located on a neighbourly one way street in Hanover, on the edge of Kemptown & Queens Park. This home has been fully redecorated internally and externally this year and the garden has been designed to maximize light and sunshine. Double glazed throughout, gas central heating with combi boiler, new floor coverings, modern kitchen, with some brand new appliances, open plan living downstairs. modern bathroom and 3 bedrooms upstairs. (Two doubles, one single, the smallest being a perfect study or nursery) Distant sea views from the outside, from the street. Great location for Kemptown seafront, Queens Park and nearby pubs and coffee shops. Parking Zone C, no waiting list at present. (Epc rating 65 - D, 61 m internally)

### Ground Floor

Steps lead up to the double glazed front door, into a spacious hallway. The hallway is a perfect location for a small desk and chair. Radiator with cover. A doorway leads into the open plan lounge/kitchen/breakfast room and a door to the bathroom. High level cupboard housing a modern consumer unit. Stairs to first floor.

### Kitchen/Breakfast Room/Lounge

A very spacious, light and bright dual aspect room. Double glazed window to the front, double glazed window and double glazed door leading out to the garden. The lounge area is to the front, with a feature fireplace, new flooring throughout. Radiator with cover. The modern white kitchen has plenty of wall mounted and base units on both walls, with a new fitted Beko hob and new Beko oven below. Extractor hood over. Under counter new fridge and separate freezer. Space and plumbing for a washing machine. Space for a small table and chairs.

### Bathroom

The bathroom is a modern white suite, with a low level push button WC. Wash hand basin, bath with shower attachment, Double glazed window, tiled floor. Radiator

### First Floor Landing

Access to loft, doors to all three bedrooms, new carpet on stairs and landing

### Bedroom 1

This is the largest bedroom and located to the rear, overlooking the garden. Double glazed window, built in wardrobe, new carpets

### Bedroom 2

Front aspect, with a double glazed window. Radiator with a cover, new carpets

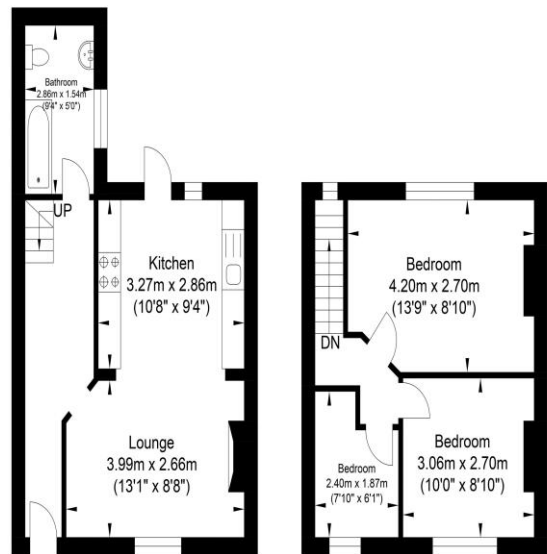
### Bedroom 3/study/nursery

Front aspect with double glazed window and radiator, new carpets

### Outside 15' 0" x 10' 8" (4.57m x 3.25m)

South East facing. Very well presented, with recently painted white walls, with newly installed slatted trellis on top of the walls. A further area of 6ft x 4ft 8' located behind the bathroom rear wall, which is perfect for bike storage or space for a small table and chairs. As the house is an end of terrace it will get a lot more light and sun than other houses on the road, as it is located on the Southerly end of the street.

## Stanley Street



Ground Floor  
Approximate Floor Area  
351.33 sq ft  
(32.64 sq m)

First Floor  
Approximate Floor Area  
302.35 sq ft  
(28.09 sq m)

Approximate Gross Internal Area = 60.73 sq m / 653.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

52 Stanley Street BRIGHTON BN2 0GP	Energy rating	Valid until:	11 October 2033
	<b>D</b>	Certificate number:	9350-2201-5300-2107-8111

Property type: End-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 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	65 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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