

wheelers

estate agents



65 Bentham Road
Brighton, BN2 9XB

£600,000
Freehold

UWS1161

- A three-storey mid terrace house in very good order
- 3 Good sized bedrooms
- Master bedroom with en-suite shower room
- Large living room with under-floor heating & wood flooring
- Downstairs cloakroom
- Lovely kitchen with under-floor heating
- Lovely, fitted bathroom with claw foot bath & separate shower cubicle
- Hardwood sash double glazed windows
- Gas heating with un-vented cylinder with back up immersion system
- Limestone tiled rear patio garden
- Wood doors throughout
- Chrome light switches & sockets
- Viewing is highly recommended

**** EXTREMELY SPACIOUS & EXTENDED FAMILY HOME, EAT IN KITCHEN/BREAKFAST ROOM, 3 BEDROOMS ****
 Wheelers are delighted to offer this superb, extended family home, located on highly desired Bentham Road, a one way road, close to Elm Grove school and St Luke's school. Set back from the road, with a very large living room, a modern family kitchen/diner, with French doors out to a flat enclosed garden & a downstairs WC. 2 double bedrooms and family bathroom on the first floor & a loft converted bedroom 3, with an en-suite shower room. Under floor heating and a water mist fire sprinkler system, for peace of mind. Beautifully presented and viewing is highly recommended to appreciate the quality of this home. (EPC Rating 68 - D, 105 sq meters internally) Parking Zone V, with no waiting list.

Outside gas meter cupboard. Steps leading to part glazed entrance door to:

The front garden has been dug out, to create a storage area for bins and bikes

Through Lounge 21' 4" x 15' 0" (6.50m x 4.57m)

Under-floor heating with wooden floor, small under-stairs storage cupboard, 4 wall lights and 2 ceiling lights. T.V. aerial, satellite, intelligent mist fire system, telephone points, open reach point, sash double glazed bay window with half height fitted plantation shutters to front aspect, smoke alarm, stairs to first floor and door to:

Cloakroom

White suite of low-level W.C. Wall mounted wash basin with mixer tap, cupboard housing electric meter and fuse box, extractor fan and check black & white tiled floor.

Kitchen / Dining Room 13' 9" x 12' 3" (4.19m x 3.73m)

A beautifully fitted handmade kitchen comprising of wooden base units & drawers with granite work-surfaces over, butler style sink unit with mixer tap, matching range of wall mounted units, space for upright fridge/freezer, gas cooker point, chrome sockets, integrated Bosch dishwasher, slate tiled floor with under-floor heating, inset spotlights, smoke alarm, velux window, large fitted double larder cupboard with cupboards above, double glazed sash window overlooking the rear patio garden and double glazed French doors leading to rear garden.

From lounge stairs leading to:

First Floor Landing

Book shelving, smoke alarm, inset spotlights and door to:

Family Bathroom 9' 0" x 7' 3" (2.74m x 2.21m)

Modern fitted white suite of freestanding claw foot bath with central mixer tap and adjustable spray attachment, low-level W.C. Pedestal wash basin with mixer tap, fully tiled corner walk-in shower with fitted thermostatic shower and drench shower head, white column style radiator and chrome towel warmer, fitted mirror with sensor lights, inset spotlights, velux window, black & white check ceramic tiled floor and frosted sash double glazed window.

Bedroom 3 13' 10" x 7' 4" (4.21m x 2.23m)

White column radiator, 2 wall light points and central light, chrome T.V aerial and telephone points and double glazed sash window to rear aspect.

Bedroom 2 15' 0" x 11' 11" (4.57m x 3.63m)

White column radiator, 2 wall light points, ceiling lights, chrome sockets, open shelving and sash double glazed bay window and further side window to front aspect.

From first floor landing stairs leading to:

Double glazed window, smoke alarm, inset spotlights and door to:

Bedroom 1 16' 7" x 10' 6" (5.05m x 3.20m)

White column radiator, two velux windows, inset spotlights, T.V. & telephone chrome sockets, eaves storage cupboard with light, 13'10" x 4'7" (4.22m x 1.40m). double glazed French doors with Juliette balcony to rear aspect overlooking the rear patio.

En-Suite Shower Room

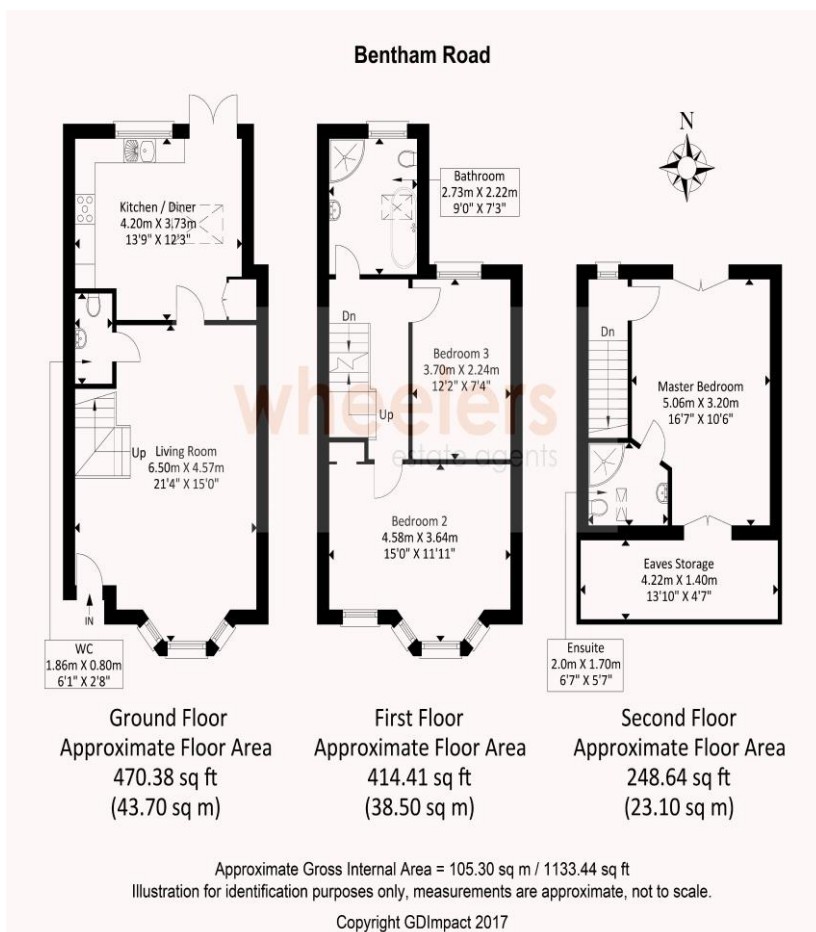
White suite of low-level W.C. Wall mounted wash basin, fully tiled corner shower cubicle with fitted thermostatic shower and drench shower head, extractor fan, inset spotlights, velux window, black & white check ceramic tiled floor, shaver point, fitted mirror, white column radiator with chrome towel warmer.

Outside

Rear Garden 18' 1" x 13' 3" (5.51m x 4.04m)

Large Limestone tiled patio with shingle edges, 4 outside lights, outside water tap, electric point and painted rendered wall boundaries.

Council Tax Band C.



Energy performance certificate (EPC)

65, Bentham Road BRIGHTON BN2 9XB	Energy rating D	Valid until: 6 September 2027
		Certificate number: 8973-7421-1480-8173-8906

Property type	Mid-terrace house
Total floor area	106 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

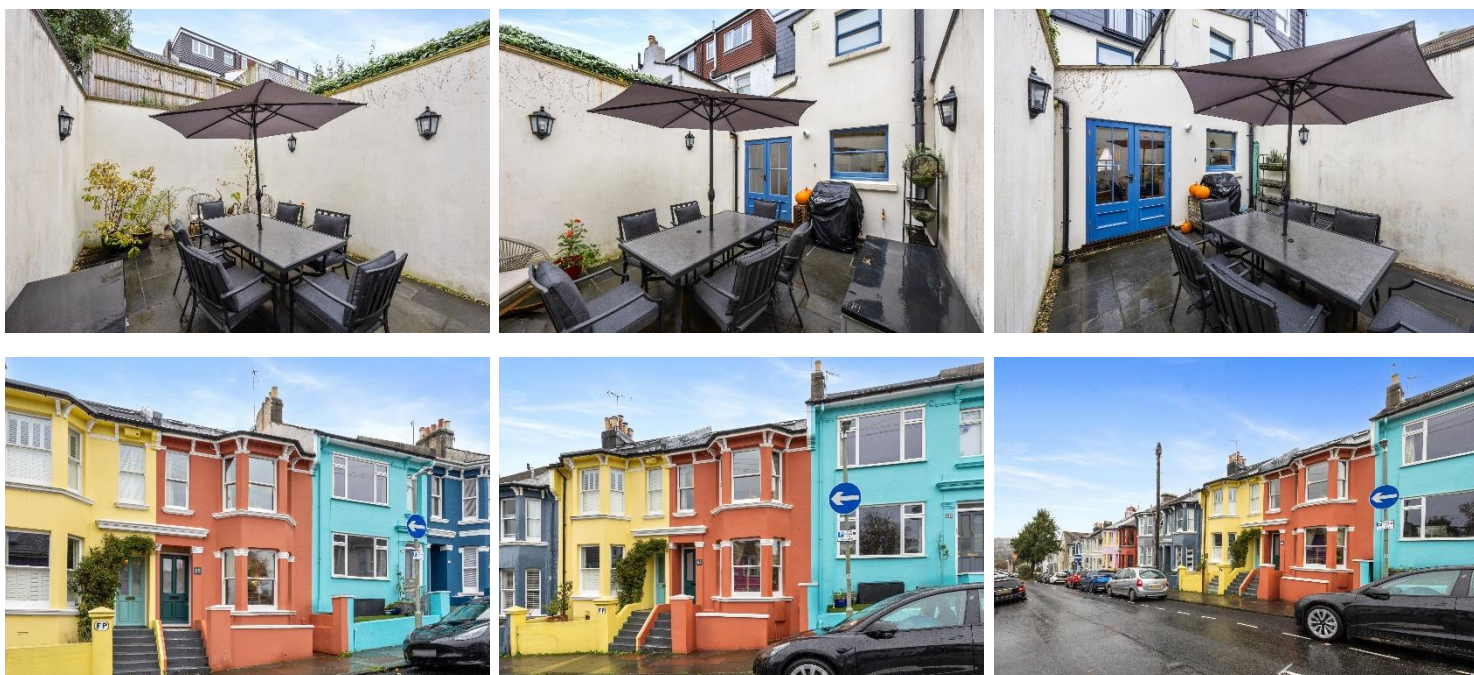
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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**

Wheelers Estate Agents

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

wheelersestateagents.co.uk

info@wheelersestateagents.co.uk