



**1 Carlyle Street**  
Brighton, BN2 9XU

**£575,000**  
Freehold

UWS1154

- A three storey end of terrace house situated close to Elm Grove School
- 3 Double Bedrooms
- Lounge with folding doors to the Dining Room
- Kitchen
- Upstairs bathroom with white suite & separate shower cubicle
- Mostly Double Glazed
- Gas heating with combi boiler
- Views from Bedroom 1
- Lots of character, stripped wood floor & doors
- East facing patio garden
- Viewing is highly recommended

**\*\* END OF TERRACE, 3 STOREY, 3 DOUBLE BEDROOMS, VERY CLOSE TO ELM GROVE SCHOOL \*\*** This is a very impressive 3 storey, 3 double bedroom, end of terrace house, that is larger than the majority of houses on this street. Located at the bottom of Carlyle Street, extremely close to highly desired Elm Grove School, this home offers lots of character, with high ceilings too. Elevated and set back from the street, it has a very inviting living room with a feature fireplace, bespoke shelving and folding doors that divide the living room and the dining room to the rear. The modern kitchen is to the rear of the ground floor, with a door out to the patio garden. A wonderful family bathroom and 2 double bedrooms on the first floor, with a loft converted bedroom 3, coming in at 20ft in length. Internal viewing is highly recommended to appreciate the size and quality of this home. (EPC Rating 68 - D, 121 sq meters internally)

#### Steps leading up to entrance door.

#### Entrance Hallway

Radiator, high level cupboard housing electric meter & fuse box, original ceiling corbels, stairs to first floor, cupboard housing gas meter, wall mounted thermostat, smoke alarm, engineered wood flooring and stripped wood door to:

#### Lounge 14' 7" x 11' 2" (4.44m x 3.40m)

Radiator, fireplace with mantelpiece above, shelving to chimney recesses, original picture rail, Open Reach telephone point, laminated flooring and sash double glazed bay window to front aspect. Large stripped wood folding doors to:

#### Dining Room 10' 6" x 9' 11" (3.20m x 3.02m)

Radiator, original stripped wood 2 door cupboards with cupboards below, shelving to chimney breast, 2 wall lights, stripped wood door to hallway, laminated flooring and single glazed sash window to rear aspect.

#### Kitchen 20' 4" x 8' 3" (6.19m x 2.51m)

Under-stairs storage cupboard with shelving, range of base cupboards & drawers with quartz work-surfaces above, white square ceramic sink with mixer tap, fitted dishwasher, upright fridge/freezer, wine fridge, fitted Smeg gas range cooker, extractor fan, under-floor heating, inset spotlights, under work-top cupboards, engineered wood floor and double glazed windows to rear aspect and double glazed door to rear garden.

From entrance hallway painted wood stairs leading to:

Mezzanine Landing and stripped wood door to:

#### Bathroom 8' 3" x 9' 11" (2.51m x 3.02m)

White suite of bath with mixer tap, low-level W.C. Wash basin built into vanity cupboard with shelving, old school cast iron radiator, large fitted walk-in shower cubicle, extractor fan, part tiled walls, washing machine / tumble dryer, tiled flooring and frosted double glazed window to rear aspect.

From mezzanine landing 3 steps leading to:

#### First Floor Landing

#### Bedroom 3 10' 7" x 9' 11" (3.22m x 3.02m)

Radiator, shelving to chimney recess, stripped wood floor and double glazed sash window overlooking the rear garden.

#### Bedroom 2 18' 1" x 11' 2" (5.51m x 3.40m)

Old school cast iron radiator, shelving to chimney recess, stripped & polished wood flooring and double glazed sash bay window to front aspect with views to the Downs.

From first floor landing painted wood stairs leading to:

#### Second Floor

Double glazed window, smoke alarm and stripped wood door to:

#### Bedroom 1 13' 7" x 20' 5" (4.14m x 6.22m)

Radiator, 3 velux windows with views to the Downs and down towards the sea, eaves storage cupboards, inset spotlights and double glazed windows to rear aspect overlooking the rear garden.

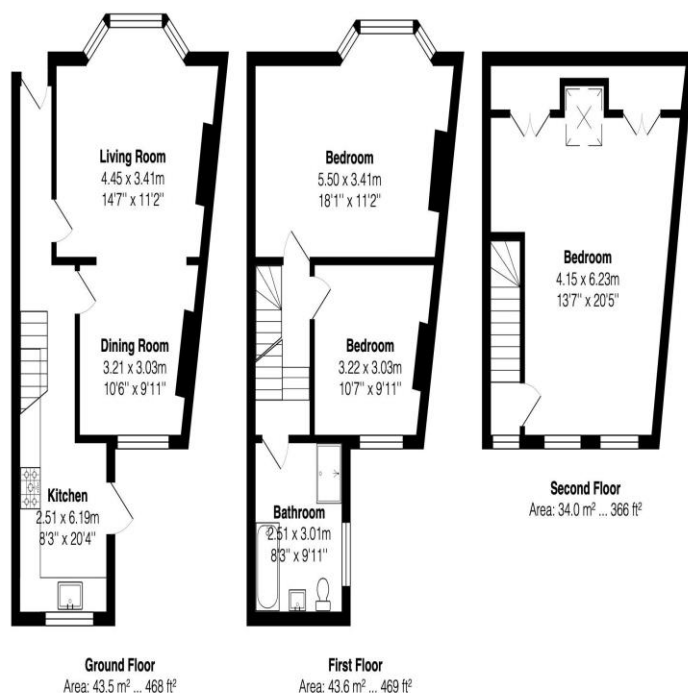
#### Outside

#### Side Return 10' 7" x 4' 4" (3.22m x 1.32m)

Laid to concrete.

#### Main Garden 14' 6" x 13' 2" (4.42m x 4.01m)

East Facing. Outside storage shed with fitted gas combination boiler, steps to patio with rear raised flower bed, brick wall and timber fenced boundaries. Council Tax Band C.



All measurements are approximate and for display purposes only.

# Energy performance certificate (EPC)

1 Carlyle Street BRIGHTON BN2 9XU	Energy rating <b>D</b>	Valid until: <b>3 September 2034</b>
		Certificate number: <b>2136-3041-5208-8364-5200</b>

Property type	End-terrace house
Total floor area	121 square metres

## Rules on letting this property

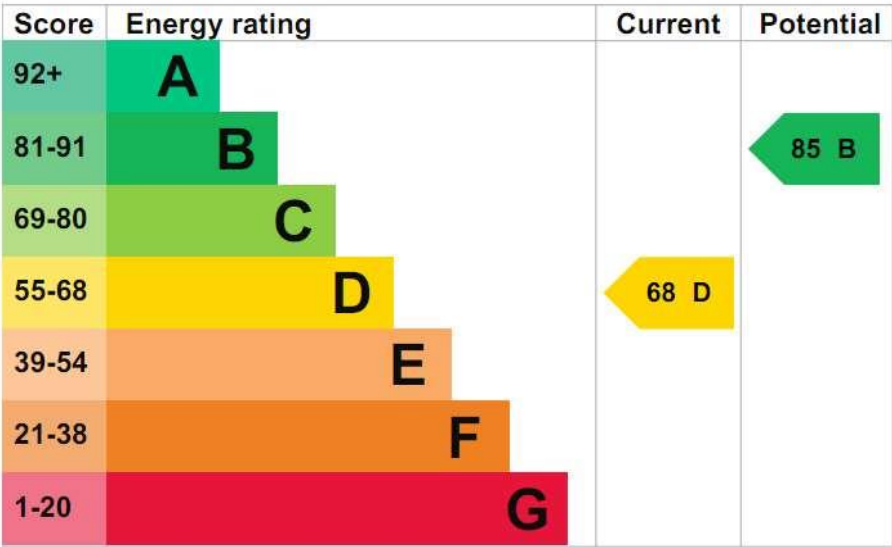
Properties can be let if they have an energy rating from A to E.

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.](#)



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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