



26 Clayton Road
Brighton, BN2 9ZP

£370,000
Freehold

UWS1162

- **3 Bed semi-detached house with side access to the rear garden**
- **No chain**
- **Cul de Sac location**
- **Kitchen/breakfast room**
- **Lounge overlooking the rear garden**
- **Downstairs WC**
- **Down-stairs bathroom with white suite**
- **Gas central heating & double glazing**
- **Close to Elm Grove**
- **Rear Garden South-East facing 34ft**
- **Good sized front garden**

**** 3 BEDROOM SEMI-DETACHED HOUSE. FRONT & REAR GARDENS, NO CHAIN**** Located in a cul de sac, in between Pankhurst Avenue and Elm Grove. This is a spacious 3 semi-detached house, with an eat in kitchen/breakfast room to the front, a large lounge to the rear, downstairs WC and bathroom on the ground floor. 3 Bedrooms on the first floor, 2 to the front and the main to the rear. Gas central heating and double glazing. Some updating is required. Rear garden is 34ft in length and is fence enclosed, with side access, a patio area and laid to lawn There is also a good sized front garden. Some updating required, but priced to reflect this. (EPC Rating 64 - D. 77 square meters internally)

Steps and front garden leading to double glazed entrance door to:

Entrance Hallway

Radiator, large under-stairs storage cupboard, stairs to first floor, cupboard housing gas combination boiler and gas meter, cork tiled floor and door to:

Lounge 14' 9" x 10' 7" (4.49m x 3.22m)

Shelving to chimney recess, half height double cupboard with shelving above, telephone point, two double glazed windows overlooking the rear garden and cork tiled floor

Kitchen 10' 7" x 7' 6" (3.22m x 2.28m)

A range of base cupboards with bamboo work-surfaces above, white ceramic sink with mixer tap, 5 ring range style cooker, washing machine, upright fridge/freezer, old school 2 column style radiator, shelving, cork tiled floor and double glazed window to front aspect and further frosted double glazed window.

Bathroom

White suite of bath with mixer tap and adjustable spray attachment, wash basin, radiator, fully tiled walls, cork tiled floor and 2 frosted double glazed windows.

Separate W.C.

Low-level W.C. Radiator, tiled floor and frosted double glazed window.

From entrance hallway stairs leading to:

First Floor Landing

Hatch to loft space, double glazed window to side aspect and door to:

Bedroom 1 13' 5" x 11' 1" (4.09m x 3.38m)

Radiator, cupboard with shelving, good sized wardrobe cupboard with hanging rail and two double glazed windows overlooking the rear garden.

Bedroom 2 10' 9" x 7' 10" (3.27m x 2.39m)

Radiator, double door wardrobe cupboard with hanging rails and double glazed window to front aspect.

Bedroom 3 8' 10" x 8' 6" (2.69m x 2.59m)

Radiator, shelving and double glazed window to front aspect.

Outside

Rear garden accessed via side timber gate 34' 0" x 22' 8" (10.36m x 6.90m)

Crazy paved patio with outside water tap and timber shed, step to terrace garden with two terraces that are mainly laid to lawn with top terrace having block paved

patio area. Raised flower bed. Timber fenced boundaries.

Front Garden 14' 0" x 17' 2" (4.26m x 5.23m)

Laid to lawn. Council Tax Band B.



Energy performance certificate (EPC)

26, Clayton Road BRIGHTON BN2 9ZP	Energy rating	Valid until: 22 May 2026
	D	Certificate number: 8807-7874-2429-4227-9563

Property type Semi-detached house

Total floor area 77 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

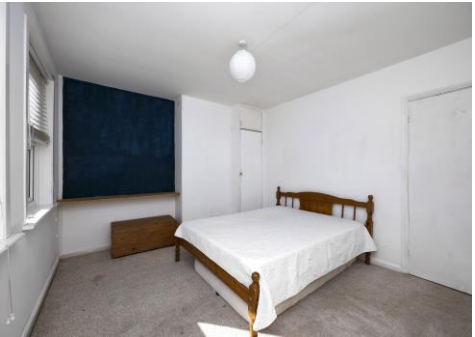
The graph shows this property's current and potential energy rating.

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

wheelersstateagents.co.uk

info@wheelersstateagents.co.uk