



**36 Jersey Street**  
Brighton, BN2 9NU

**£495,000**  
Freehold

UWS1164

- A beautifully presented 2 bedroom two storey terraced house in the heart of Hanover
- Lounge with open fire & wood flooring
- Dining Room with wood flooring
- Modern fitted kitchen with built-in appliances & door to rear garden
- 2 Double Bedrooms
- Handy loft storage with detachable stairs
- Modern fitted bathroom with claw foot bath & separate shower cubicle
- Gas heating with combi boiler
- Sash double glazing throughout
- West facing L-shaped courtyard garden
- Viewing is highly recommended

**\*\* BEAUTIFULLY PRESENTED THROUGHOUT. REFURBISHED TO A HIGH STANDARD. 24ft THROUGH LOUNGE/DINER. USEFUL LOFT SPACE\*\*** The owners of this wonderful Victorian terrace house have impeccable taste and have created a stunning & inviting home. On the ground floor is a very spacious open lounge/diner, with lovely high ceilings, bespoke shelving & storage, wooden flooring and a beautiful fireplace. The modern kitchen is to the rear of the property, with access out to the sunny West facing garden. The first floor has two impressive double bedrooms and a very stylish family bathroom. There is a very useful converted loft space with detachable stairs. This loft space could make an excellent study, as it is carpeted and has a large Velux window, with great views (Nb this is a loft space and cannot be counted as a bedroom) Viewing is highly recommended to appreciate the quality of this home. Parking Zone V, no waiting list. (EPC Rating 62 - D. 98 Sq m internally, including the loft space)

**Double glazed entrance door with stained glass panels leading to:**

#### Entrance Hallway

High level gas meter, cupboard with hanging rail & shelving dado rail and stripped & polished wood floor. Door to:

#### Dining Room 10' 10" x 12' 10" (3.30m x 3.91m)

Radiator, Virgin media point, telephone point, 2 half height cupboards with shelving above to chimney recesses, central ceiling rose and stripped & polished wood floor. Double glazed sash bay window to front aspect.

#### Lounge 14' 5" x 11' 5" (4.39m x 3.48m)

Radiator, dado rail, open working fireplace with tiled inserts and mantelpiece above, half height cupboard to chimney recess, central ceiling rose and stripped & polished wood floor. Double glazed sash window overlooking the rear patio.

**From lounge door to:**

#### Inner Lobby

Stairs to first floor, double glazed sash window, stairs down to kitchen.

#### Mezzanine Landing

Double glazed sash window & door to:

#### Family Bathroom 7' 10" x 9' 4" (2.39m x 2.84m)

A modern fitted white suite of freestanding claw foot bath with mixer tap & adjustable spray attachment, low-level W.C. Wash basin built into vanity cupboard with mixer tap, fully tiled shower cubicle with drench shower head & glass shower screen, chrome towel warmer, part tiled walls, extractor fan, laminated flooring and frosted double glazed sash window to rear aspect.

#### First Floor Landing

Storage cupboard, smoke alarm and detachable ladder to loft space.

#### Bedroom 1 14' 5" x 11' 3" (4.39m x 3.43m)

Radiator, attractive feature fireplace with tiled hearth, central ceiling rose and sash double glazed bay window to front aspect.

#### Bedroom 2 10' 9" x 11' 5" (3.27m x 3.48m)

Radiator, central ceiling rose and double glazed sash window to rear aspect.

#### Loft Space 12' 8" x 10' 9" (3.86m x 3.27m)

Velux window with amazing views across Brighton to the Downs, eaves storage cupboards, electric heater, inset spotlights and smoke alarm.

**From Inner Lobby stairs leading down to:**

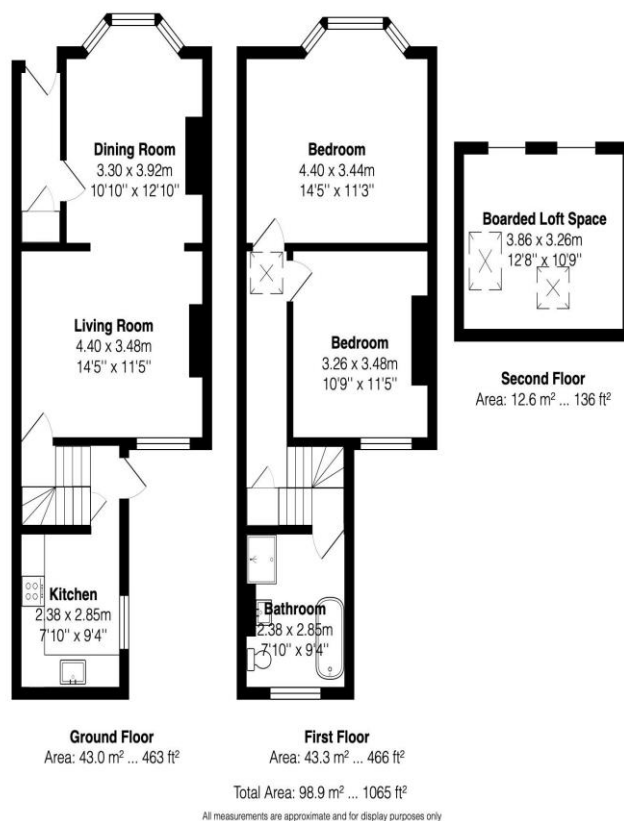
#### Kitchen 7' 10" x 9' 4" (2.39m x 2.84m)

A modern fitted kitchen of base cupboards & drawers with quartz work-surfaces above, white sink with mixer tap, inset 4 ring gas hob with oven below and extractor hood above, integrated dishwasher, fridge/freezer & washing machine, part tiled walls, matching range of wall mounted cupboards, cupboard housing gas combination boiler, laminated flooring, inset spotlights, double glazed sash window. Radiator, under-stairs storage shelving, part glazed door to rear garden.

#### Outside

#### Rear Garden. 21' 5" x 5' 7" (6.52m x 1.70m) + 14'0" x 6'5" (4.26m x 1.95m)

West facing L-shaped courtyard garden mainly brick paved with raised flower beds, tiled patio area and outside water tap. Council Tax Band C.



# Energy performance certificate (EPC)

36 Jersey Street BRIGHTON BN2 9NU	Energy rating <b>D</b>	Valid until: <b>4 November 2034</b>
		Certificate number: <b>0441-3943-2209-9414-6204</b>

Property type	Mid-terrace house
Total floor area	86 square metres

## Rules on letting this property

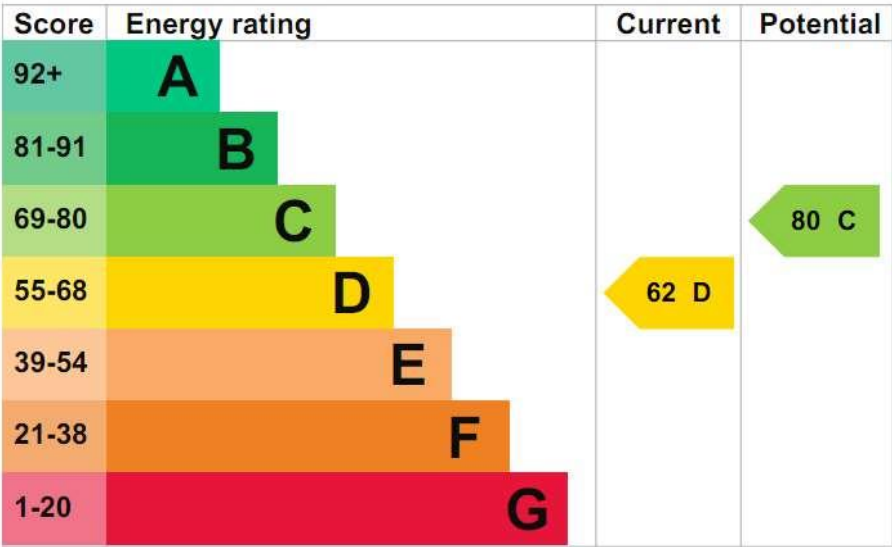
Properties can be let if they have an energy rating from A to E.

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 C.

[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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