



21 Agnes Street
Brighton, BN2 3AS

£525,000
Freehold

UWS1168

- Beautifully presented throughout
- 2 Double bedrooms
- Very close to the highly desired 'Elm Grove School'
- Front & rear gardens
- Large through lounge/diner
- Spacious extended eat in kitchen/breakfast room
- Large upstairs bathroom
- Potential to extend with a loft conversion, subject to the usual building regulation approval
- Period wooden double glazed sash windows and plantation style shutters
- Wood burner, fireplaces, & gas central heating with a Vaillant combi boiler

**** BEAUTIFULLY PRESENTED, 2 DOUBLE BEDROOMS, SPACIOUS ACCOMODATION, A MUST SEE PROPERTY **** The owners have excellent taste and have maintained their home to a very high standard, so viewings are highly recommended. Set back off the street and laid out over 2 floors, with potential to extend into the loft, subject to the standard building regulations. This is a warm and inviting home, with a knocked through lounge/diner, a log burner, period wooden double glazed sash windows, wooden flooring, bespoke storage and oak shelving and plantation shutters to the front. Modern kitchen/breakfast room to the rear with French doors to the garden. 2 double bedrooms and a spacious bathroom, with a separate shower cubicle. Well designed garden, with a defined seating area. Very close to highly rated Elm Grove School. (EPC Rating 73 - C) 89.6 sq m internally. Parking Zone V, no waiting list.

Location

Agnes Street is a very neighbourly street, located just behind Elm Grove and extremely close to the highly regarded Elm Grove School. The parking zone is V, which covers Hanover too, with no waiting list. Local shops, coffee shops and bus stops are located on Elm Grove. Great location for access within Brighton and out of Brighton, via nearby Lewes Road.

Description

This is a pretty 2 storey Victorian house, set back from the street, with a gate leading into the front garden and a front door leading into the hallway.

Ground Floor

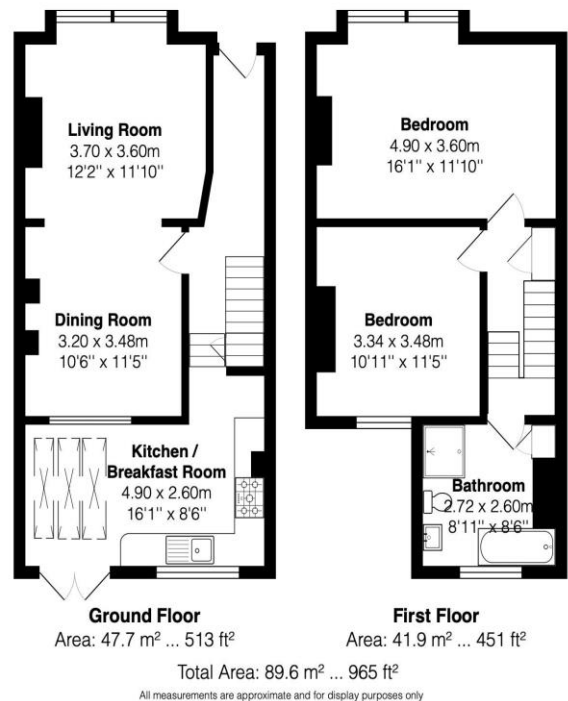
An inviting hallway with half height wooden panelling, stairs to the first floor, a spacious under stairs storage cupboard. The kitchen is located to the rear of this floor and the lounge/dining room off to the right of the hallway. The spacious open plan dual aspect lounge diner, was formerly 2 separate rooms, now knocked into one large dual aspect room. The living area is to the front, with bespoke wooden sash double glazed windows and plantation style shutters. A log burner, with shelving and storage either side of the chimney breast. Wooden flooring. The dining area to the rear, with a sash window looking into the kitchen/breakfast room below. The kitchen/breakfast room has plenty of matching eye level cupboards and storage below and spans the whole width of the house. Space and plumbing for a washing machine and a dishwasher, space for an upright fridge/freezer, built in 5 ring gas hob and oven below, with an extractor fan above. 3 roof light windows, window overlooking the garden and French doors out to the garden.

First Floor

Stairs lead up to a mezzanine landing, with a door to the family bathroom, located above the kitchen. A modern white suite comprising of a wood panelled bath, low level WC wash hand basin and fully tiled walk in shower cubicle, with fitted drench shower head and a further adjustable spray attachment. Feature cast iron fireplace, ladder style heated towel rail, cupboard with shelving. Upvc double glazed window to the rear. From the mezzanine landing stairs lead to the first floor landing, with a loft hatch, small window, original fitted lined cupboard and doors to both bedrooms. Bedroom 1 is the whole width of the house and overlooks Agnes Street. Wooden double glazed sash window, wooden flooring, feature fireplace. Bedroom 2 is another double. Rear facing, with a Upvc double glazed window, Feature fireplace, fitted cupboard. Wooden flooring.

Outside 15' 8" x 15' 6" (4.77m x 4.72m)

An attractive landscaped garden, with a defined fitted wooden seated area in the right corner, to maximise the sunshine. Flagstone paving, part astro turf, storage shed, wall and fence enclosed, Outside light and a water tap.



Energy performance certificate (EPC)

21 Agnes Street BRIGHTON BN2 3AS	Energy rating C	Valid until: 11 December 2034
		Certificate number: 9350-2012-7420-2094-2501

Property type	Mid-terrace house
Total floor area	90 square metres

Rules on letting this property

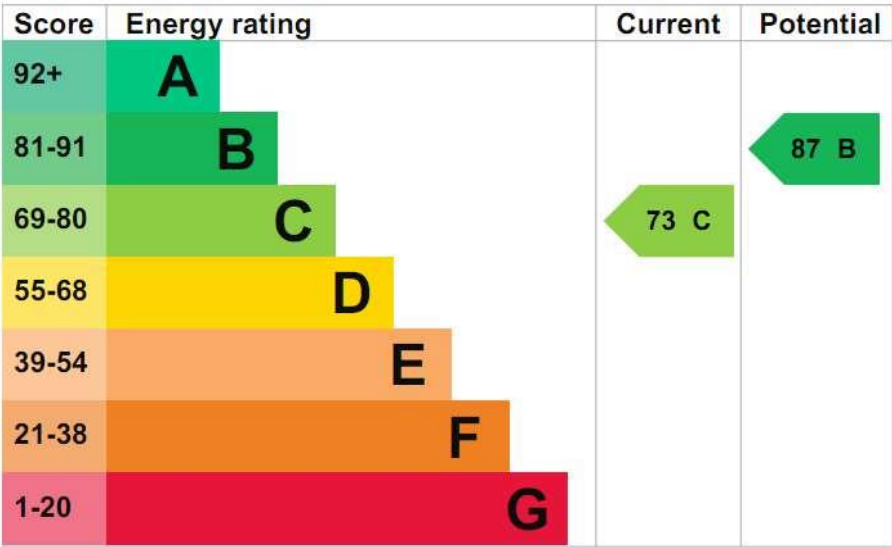
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



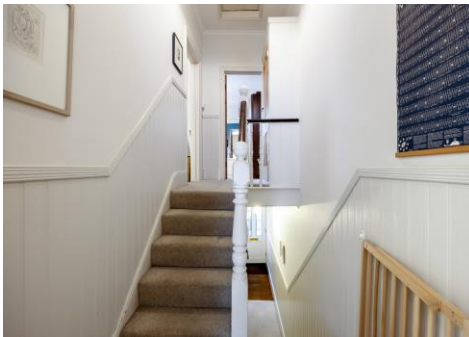
The graph shows this property's current and potential energy rating.

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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