



**9 St. Lukes Terrace**  
Brighton, BN2 9ZE

**£550,000**  
Freehold

UWS1155

- No Chain
- Opposite Outstanding St Luke's School in Queen's Park
- Three Double Bedrooms
- Distant sea views

- Rear Garden
- Through Sitting/Dining Room
- Kitchen/Breakfast Room
- Requires Full Modernisation
- Potential to Extend (STNPP)

**\*\* CHAIN FREE. OPPOSITE OUTSTANDING ST LUKE'S SCHOOL IN QUEEN'S PARK. POTENTIAL TO EXTEND (subject to necessary planning consents)\*\*** Requiring full modernisation throughout, a three bedroom, mid terrace house with rear garden located opposite St Luke's school and St Luke's swimming baths and within walking distance of the green open spaces of Queen's Park. The property is arranged over two floors and has accommodation spanning 100 square meters/1086 square feet with the potential to extend into the loft, subject to necessary planning consents. Offered for sale with no onward chain, internal viewing is highly recommended with the vendors sole agents Wheelers Estate Agents. EPC Rating E (39). Parking Zone C (no waiting list).

### Location

Queens Park is one of the most desired locations in Brighton, due to the beautiful park, the outstanding and highly desired St Luke's School and the quality of the housing. St Luke's Terrace is a wide tree lined road, with a mixture of Victorian and Edwardian homes.

### Front Garden

Walled boundaries with brick built flower beds, upvc front door opening into;

### Entrance Hallway

Ornate ceiling corning, stripped wooden floors, steps down to the kitchen with understairs storage cupboard.

### Sitting/Dining room

upvc double glazed window to the front, high skirtings, feature fireplace, ceiling coving, night storage heater. Dining area; feature fireplace, wooden doors to the rear.

### Kitchen/Breakfast Room

Double aspect with window and door to the side, window to the rear, further high level window to the side, space and point for Range style cooker, space and points for fridge freezer, space and plumbing for washing machine, ample fitted cupboard and drawer units with working surfaces over, inset sink and drainer unit, door opening into a lean to with external lighting.

### First Floor Landing

Cupboard housing hot water tank, loft hatch.

### Master Bedroom

upvc double glazed window to the front with distant sea views, night storage heater.

### Bedroom Two

upvc double glazed window to rear, night storage heater.

### Bedroom Three

upvc double glazed window to the rear, night storage heater.

### Bathroom

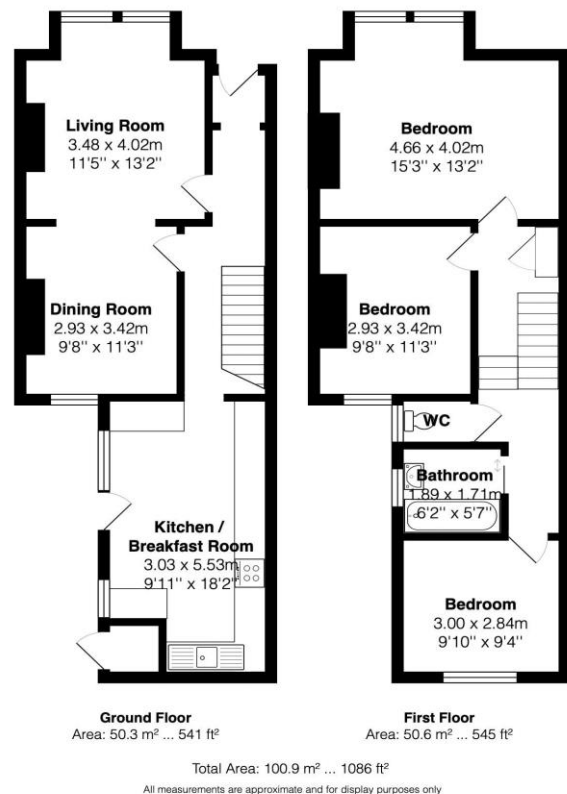
Opaque window to the side, panelled bath, wall mounted hand wash basin and heated towel radiator.

### Separate wc

Opaque window to the side, high level flush wc,

### Rear Garden 16' 7" x 15' 4" (5.05m x 4.67m)

Steps lead up from the ground floor to a raised patio garden, enclosed by walled and fenced boundaries.



# Energy performance certificate (EPC)

9 St. Lukes Terrace  
BRIGHTON  
BN2 9ZE

Energy rating

E

Valid until:

5 January 2035

Certificate number:

8500-2465-0022-8403-3953

Property type

Mid-terrace house

Total floor area

101 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 E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





**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**

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