



8 Lincoln Street
Brighton, BN2 9UH

£450,000
Freehold

UWS1177

- 3 Storey Victorian house requiring some updating
- Open plan Kitchen, lounge/diner on the lower level
- Spacious family bathroom
- One way street
- on the ground floor
- 3 Double bedrooms
- Gas central heating
- Part double glazed
- Westerly facing 26ft garden

**** 3 BEDROOMS. GREAT LOCATION IN HANOVER. FAVOURED WEST SIDE. UPDATING REQUIRED **** Lincoln Street is a very pretty and colourful one way street, located between Islingword Road and Southover Street. The exterior to the front has recently been repainted, with new gutters and a new downpipe. Bedroom 3/reception 2 and bathroom on the ground floor, entrance level. 2 double bedrooms on the first floor. Open plan kitchen and lounge/diner on the lower level, with access out to the Westerly garden 26ft x 13ft. Gas central heating and some double glazing. Updating is required. Potential to extend as others in the street have done so. Subject to the usual planning regulations. Excellent pubs, cafes and outstanding schools nearby. Parking zone V, no waiting list at present. (EPC Rating C - 71) 77 Sq metres internally.

Location

Hanover is a wonderful place to live. Perfectly located for easy access by foot or car, to the city centre, Brighton station and the seafront. Made up of a majority of colourful painted Victorian properties and well known for its outstanding schools and very popular pubs and cafes. Parking is via permit (zone V) and there is no waiting list in this area at present.

Part glazed front door opening into;

Entrance Hallway

Stairs ascending and descending to the upper and lower floors, radiator, window to the rear, stripped floorboards, door to the bathroom and door to the ground floor bedroom.

Bedroom Three

Upvc double glazed window to the front, radiator, feature fireplace, stripped wooden floorboards.

Bathroom

White suite comprising low level wc, pedestal basin, free standing bath with hand held shower attachment, walk in shower with glass bricks and thermostatically controlled shower, opaque window to the rear, fully tiled walls, cupboard housing wall mounted boiler Worcester boiler.

Open Plan Kitchen/Dining Room

Lounge area with upvc double glazed window to the front, radiator. Kitchen area with window to the rear, part glazed door opening out to the rear garden, kitchen area with fitted base units with working surfaces over with inset stainless steel sink and drainer unit with mixer tap. Inset ceramic hob with electric oven below, space and plumbing for washing machine, under stairs storage area with space for appliances, laminate flooring.

Top Floor Landing

Access to loft space.

Bedroom One

Upvc double glazed window to the front, radiator, built-in storage.

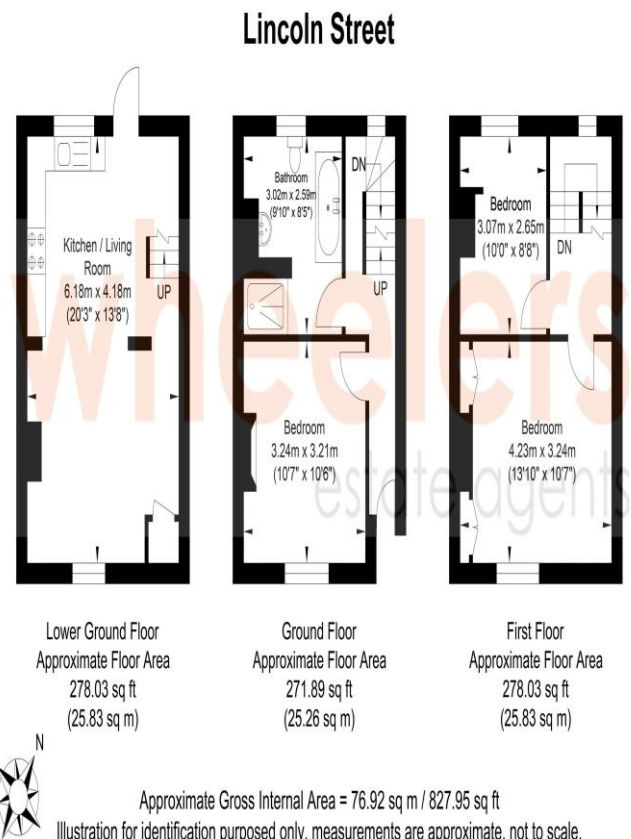
Bedroom Two

Window to the rear, radiator.

Rear Garden 26' x 13'

Westerly facing, paved rear garden enclosed by fence/wall boundaries with trees and shrubs.

Council Tax Band C



Energy performance certificate (EPC)

8 Lincoln Street BRIGHTON BN2 9UH	Energy rating C	Valid until: 6 February 2035
		Certificate number: 2835-0522-6400-0715-6202

Property type	Mid-terrace house
Total floor area	84 square metres

Rules on letting this property

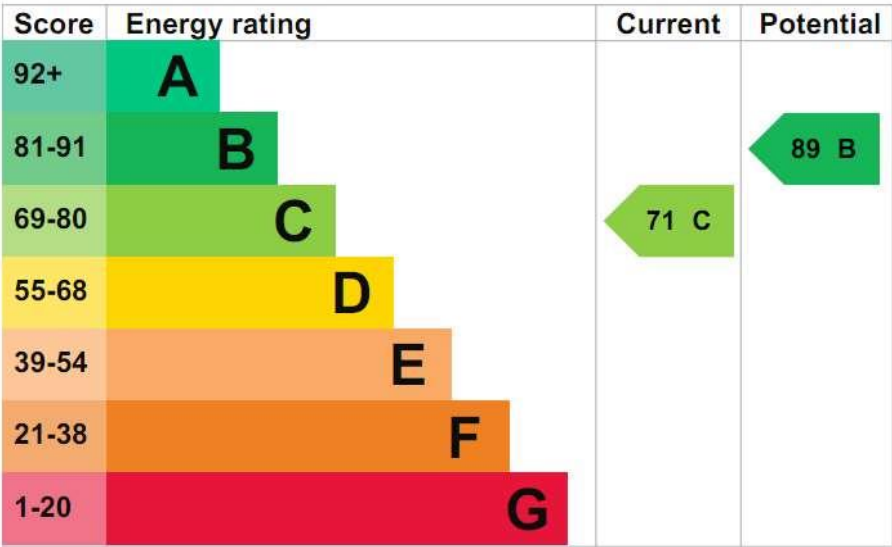
Properties can be let if they have an energy rating from A to E.

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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