

# wheelers

estate agents



**41 Quebec Street**  
Brighton, BN2 9UZ

**£455,000**  
Freehold

UWS1179

- 2 Double bedrooms
- Large through lounge/diner
- Kitchen to the rear
- Very stylish upstairs bathroom

- Close to Queens Park
- Gas central heating with combi boiler
- Tiered garden, main part laid to lawn and wall enclosed
- Desired Hanover location

**\*\*2 DOUBLE BEDROOMS. LARGE THROUGH LOUNGE/DINER. VERY STYLISH UPSTAIRS BATHROOM\*\*** This is a very impressive 2 storey Victorian Terraced home, located between Southover Street and Albion Hill, towards the top of Hanover. The sellers have created a very welcoming home, with plenty of superb pubs, coffee shops and outstanding schools nearby. Lounge/diner and kitchen with access to the tiered garden on the ground floor. A stunning bathroom above the kitchen on the first floor and 2 double bedrooms. The garden is on two levels, with a patio area by the kitchen and steps up to the main garden, mainly laid to lawn and wall enclosed. Parking Zone V, no waiting list at present. (EPC RATING D - 65) 71 Sq meters internally.

## Location

Quebec Street is located in sought after Hanover. 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 with glazed window above opening into;**

## Entrance Hallway

Radiator, high level consumer unit, electric and gas meters, under stairs storage cupboard, doors to the through lounge/dining room and kitchen and stairs rising to the upper floor.

## Through Lounge/Dining Room

Lounge area; Upvc double glazed window to the front, radiator. Dining area; window to the rear, radiator.

## Kitchen

Two upvc double glazed windows to the side, upvc double glazed door opening to the rear garden, two radiators. Fitted range of wall and base units with inset stainless steel sink and drainer units with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space and points for under counter fridge and freezer, space and point for electric cooker. Wall mounted Vailant combination boiler.

## First Floor Landing

Hatch to loft space.

## Bathroom

Beautifully presented bathroom with opaque upvc to the rear, Velux window, part tiled walls, heated towel radiator, ladder style radiator, free standing bath, vanity unit with stylish basin over, low level wc, and fully tiled enclosed shower cubicle with thermostatically controlled shower.

## Bedroom One

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

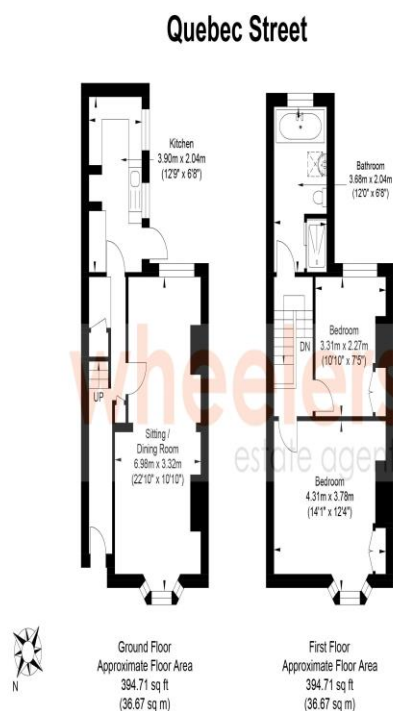
## Bedroom Two

Window to the rear, built-in storage cupboard, radiator.

## Rear Garden

Approximately 12'7 x 6'4 patio area with steps rising up to the garden area measuring approximately 13'4 x 13'5 enclosed by walled boundaries.

Council Tax Band C



Approximate Gross Internal Area = 73.34 sq m / 789.42 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

41, Quebec Street BRIGHTON BN2 9UZ	Energy rating  D	Valid until: 5 August 2029
		Certificate number: 0858-7005-6258-6451-7994

Property type	Mid-terrace house
Total floor area	71 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.](#)

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		89 B
69-80	C		
55-68	D	65 D	
39-54	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**  
**119 Islingword Road**  
**Hanover**  
**Brighton**  
**BN2 9SG**

**01273-606027**  
**wheelersstateagents.co.uk**  
**info@wheelersstateagents.co.uk**