



24 Luther Street
Brighton, BN2 9XA

£435,000
Freehold

UWS1182

- Beautifully presented throughout
- 2 Double bedrooms
- Cul de sac location
- Very close to Elm Grove School

- Viewing highly recommended
- Open plan lounge/diner
- Modern kitchen with underfloor heating
- Backing onto 'The Reservoir'

**** BEAUTIFULLY PRESENTED. CUL DE SAC LOCATION. VERY CLOSE TO SOUGHT AFTER ELM GROVE SCHOOL **** The owners of this wonderful 2 bedroom house have impeccable taste and have created a home to be proud of. There is plenty to like about this home, such as, bespoke built in storage, exposed wooden floorboards, a wonderful colour scheme, underfloor heating in the kitchen, a fireplace and a garden that backs onto 'The Reservoir'. There is a good size open plan lounge/diner, with a modern kitchen and bathroom to the rear of the property. 2 double bedrooms on the first floor, gas central heating and Upvc double glazing. Viewing is without doubt highly recommended. Elm Grove school is located opposite 'The Flour Pot' bakery, at the end of Luther Street and Bentham Road. Parking Zone V, no waiting list at present. (EPC Rating D - 64) 61 sq metres internally.

Part glazed front door opening into;

Open Plan Sitting/Dining Room

Stripped and polished wooden floorboards, open fireplace, fitted storage cupboards to either side of the chimney breast, upvc double glazed window to the front, radiator. Dining area with space for table and chairs, under stairs storage cupboard, stairs rising to the first floor.

Kitchen

Upvc double glazed window and part glazed door opening to the rear garden. Fitted range of wall and base units with wooden working surfaces over, inset double Butler sink with mixer tap over, ceramic hob with extractor hood over and fitted electric oven below, integrated fridge and freezer, tiled floor with under floor heating.

Bathroom

Opaque upvc double glazed window to the rear, white suite comprising low level wc, vanity unit with hand basin, bath with thermostatically controlled shower over, heated towel radiator, cupboard with space and plumbing for washing machine and wall mounted Vokera combination boiler.

First Floor Landing

Stripped and polished wooden floorboards, sash window to the rear, access to loft.

Bedroom One

Upvc double glazed bay window to the front, built-in storage cupboard, stripped and polished wooden floorboards, radiator.

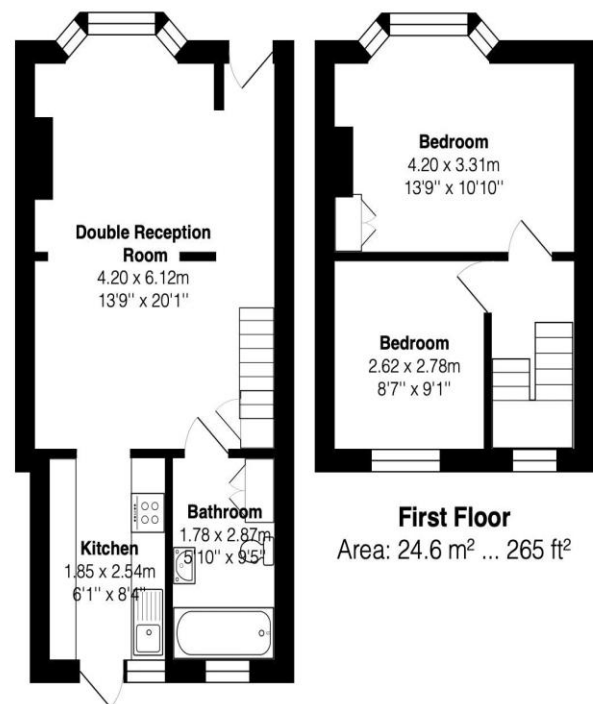
Bedroom Two

Upvc double glazed window to the rear, radiator, painted wooden floorboards.

Rear Garden

12'4 x 12'2 patio garden enclosed by walled boundaries and backing onto the reservoir.

Council Tax Band C.



Ground Floor

Area: 36.9 m² ... 397 ft²

Total Area: 61.5 m² ... 662 ft²

First Floor

Area: 24.6 m² ... 265 ft²

Energy performance certificate (EPC)

24 Luther Street BRIGHTON BN2 9XA	Energy rating D	Valid until: 11 February 2035
		Certificate number: 9405-3046-5202-3425-7200

Property type	Mid-terrace house
Total floor area	61 square metres

Rules on letting this property

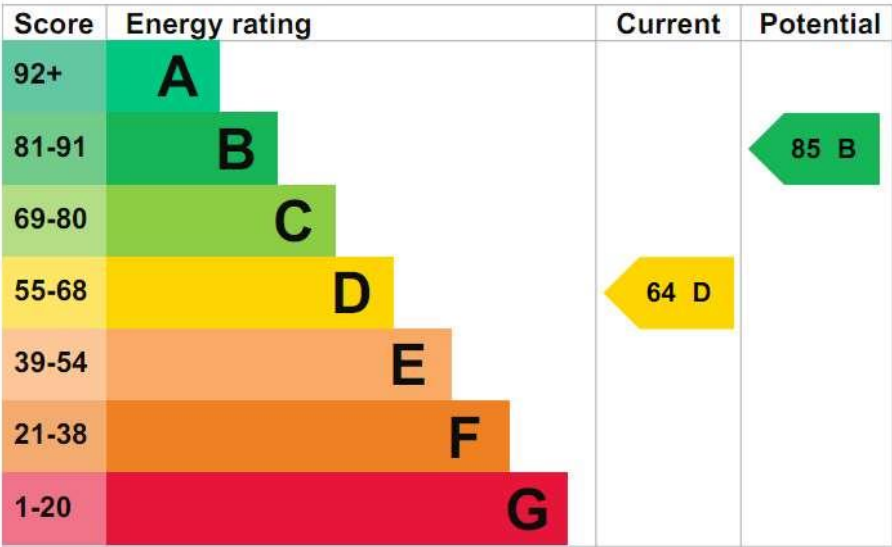
Properties can be let if they have an energy rating from A to E.

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

Breakdown of property's energy performance



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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