

wheelers

estate agents



55 Scotland Street
Brighton, BN2 9WA

£435,000
Freehold

UWS1184

- Two Double Bedrooms
- Two Reception Rooms
- Feature Fireplaces in most rooms
- Plenty of Character and Charm

- South Westerly Aspect Garden
- Gas Central Heating
- Upvc Double Glazing
- Sought After Hanover Location

**** WESTERLY GARDEN. 3 STOREY VICTORIAN HOUSE. 2 DOUBLE BEDROOMS. CHARACTER FEATURES ****

This is a very pretty house, located on a colourful street , just off Southover Street, in desired Hanover. 2 Double bedrooms on the first floor, 2 separate reception rooms on the ground floor and a modern kitchen and bathroom on the lower level.. Access to the 18ft garden is from the kitchen. Plenty of original features, such as exposed wooden flooring, built in storage and some fireplaces. Viewing is recommended. (EPC Rating C - 69) 70 Square metres internally. Parking zone V, no waiting list at present.

Feature Stained glass wooden front door with stained glass panel above opening into;

Entrance Hallway

Half height wooden paneling, stripped and wooden floorboards, radiator, doors to the sitting room and dining room and stairs ascending to the lower ground floor.

Sitting Room

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

Dining Room

Upvc double glazed window overlooking the rear garden and enjoying a south westerly aspect, picture rail, feature fireplace, wooden floorboards, built-in storage cupboards to either side of the chimney breast and housing Vaillant combination boiler. Door and stairs rising to the first floor.

First Floor Landing

Access to loft space, upvc double glazed window to the rear, doors to bedrooms one and two.

Bedroom One

Upvc double glazed window to the front, wooden floorboards, feature fireplace and built-in storage cupboards to either side of the chimney breast, radiator.

Bedroom Two

Upvc double glazed window overlooking the rear garden with views across Brighton and enjoying a south westerly aspect, radiator, wooden floorboards, built-in storage cupboard, feature fireplace.

Returning to the ground floor entrance hallway, door and stairs lead down to the lower ground floor level.

Kitchen

Upvc double glazed window overlooking the rear garden, glazed door to the rear garden, radiator. Fitted range of wall and base units with work surfaces over, inset induction hob, sink and drainer unit, fitted electric oven, integrated washing machine, space and point for fridge/freezer.

Bathroom

Part tiled walls, upvc double glazed window to the rear, suite comprising low level wc, hand basin, bath with thermostatically controlled shower over, heated towel radiator.

Rear Garden

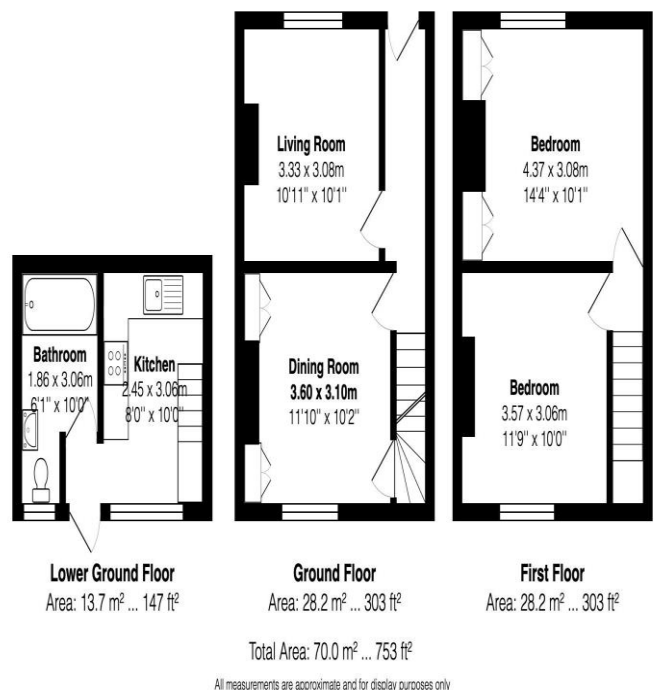
18'8 x 13'5 patio garden enclosed by a wall and fenced boundaries with a south westerly aspect with mature trees.

Tenure

Freehold

Council Tax Band C.

Parking Zone V (currently no waiting list).



Energy performance certificate (EPC)

55 Scotland Street BRIGHTON BN2 9WA	Energy rating C	Valid until: 18 February 2035
		Certificate number: 0380-2573-4420-2995-0621

Property type	Mid-terrace house
Total floor area	70 square metres

Rules on letting this property

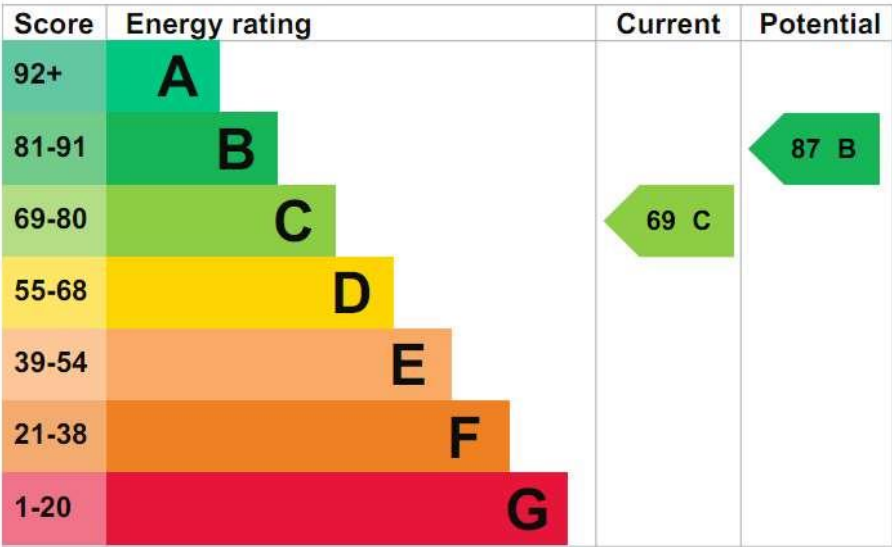
Properties can be let if they have an energy rating from A to E.

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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