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estate agents



12 Cobden Road
Brighton, BN2 9TL

£499,950
Freehold

UWS1186

- 51ft West facing garden
- No chain
- 2 Bedrooms
- 2 Reception rooms
- Impressive views over Brighton and beyond
- Some original features
- Modern kitchen
- Potential to extend

**** 51ft WEST FACING GARDEN. NO CHAIN. POTENTIAL TO EXTEND, AS OTHERS IN THE ROAD HAVE ALREADY.** Cobden Road is a highly desired road to live on. It is a very neighbourly one way road, with an annual street party and it has Elm Grove School very close by. The feature of this road, is that a selection of houses have very large West facing gardens. This home has such a garden, a sun trap measuring 51ft in length. Many in the road have built outdoor offices or extended their home's into their garden's. There are 2 reception rooms here, 2 double bedrooms, impressive views over Brighton from the rear, potential to extend the kitchen and/or convert the loft, subject to the usual planning regulations/planning permissions. There is a basement cellar too, with restrictive height, but offers fantastic storage. Some updating is required and there are some original features too. Viewing is highly recommended. Parking Zone V, no waiting list at present. (EPC Rating D - 63) 88 Square metres internally, this does not include the basement measurements.

Location

Hanover is a wonderful place to live and work. It is known for its colourfully painted Victorian houses, superb schools, well supported pubs and a sense of community. It is located between the Level, Queens Park and behind Kemp Town. An average 10 - 15 minute walk to the city centre, Brighton mainline station and the seafront. Parking is via permit, with no waiting list at present. Cobden Road is a one way street, located between Elm Grove and Islingword Road, with Elm Grove school and St Luke's School being the nearest.

Description

This is an attractive bay fronted 2 storey house, with a front door leading into the hallway. 2 good sized reception rooms, many do knock through into one large room. Modern kitchen to the rear, with access out to the garden. 2 double bedrooms, bathroom, separate WC, and loft access on the first floor. There is a basement storage, that is accessed via a door from the rear of the house, by the steps down from the kitchen into the garden. The basement has restrictive height, but offers an impressive amount of storage. This home is well presented, but some buyers may want to do some updating.

Rear Garden 51' 7" x 15' 3" (15.71m x 4.64m)

This is the star of the property. 51'7 ft from the rear of the kitchen wall. Wall and fence enclosed. West facing, offering plenty of sun and light, into the evening. The gardens on Hampden Road that back onto this garden are long too, which means there is a big gap between the backs of the houses. Potential to extend into, and/or to build a detached office in the garden. (Do check if any planning permissions/building regulations are required for any planned works).

Tenure; Freehold
Council Tax Band C



Energy performance certificate (EPC)

12 COBDEN ROAD BRIGHTON BN2 9TL	Energy rating D	Valid until: 7 February 2031
		Certificate number: 0291-0202-6109-8205-2304

Property type Mid-terrace house

Total floor area 88 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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**

Wheelers Estate Agents
119 Islingword Road
Hanover
Brighton
BN2 9SG

01273-606027
wheelersestateagents.co.uk
info@wheelersestateagents.co.uk