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estate agents



12 Ryde Road
Brighton, BN2 3EG

£399,950
Freehold

UWS1170

- 2 Double bedrooms
- Large open plan lounge/diner/kitchen
- Modern bathroom
- Conservatory/lean-to
- No chain
- Front and rear gardens
- Gas central heating and double glazing
- Light touch parking permit zone

**** NO CHAIN. 2 DOUBLE BEDROOMS. FRONT & REAR GARDENS. RECENTLY REDECORATED. SOME UPDATING REQUIRED **** This is a pretty Victorian house, located towards the top of Elm Grove, just off Hartington Road. Recently repainted inside and out and set back from the street. Front door opens into a large open plan dual aspect lounge/diner/kitchen. Wooden flooring, plantation style shutters, bespoke storage and shelving, either side of the chimney breast. Kitchen to the rear. Downstairs modern bathroom and conservatory/lean-to, ideal for extending into, subject to the usual planning regulations. 2 Large double bedrooms on the first floor. Potential to extend into the loft, subject to the usual planning regulations. Others in the street have carried out loft conversions. Gas central heating and double glazing. Some updating is required, but can easily be lived in as is. Garden is East facing, laid to lawn, with a small decked area, 23ft in length. Parking Zone S, light touch zone, weekdays only, no waiting list at present. (EPC Rating D - 67. 68 Square metres internally).

Location

Ryde Road is a lovely wide road, that runs between Elm Grove and Hartington Road. It offers easy access out of Brighton via nearby Lewes Road or Elm Grove. Parking is permit zone S, which is light touch weekdays and free parking at weekends. There is no waiting list at present. Buses run nearby to the city centre. Local shops and cafes/coffee shops are located on Elm Grove. The nearest school is highly desired Elm Grove School.

Description

This is a pretty home, that is set back from the road and has very recently been repainted. The front door is accessed through the front garden, leading into a very large open plan lounge/diner kitchen, again recently redecorated. Bespoke storage either side of the chimney breast, shelving, wooden flooring and plantation style shutters. The kitchen is located to the rear of the room, with plenty of storage. Passage way leads to a modern bathroom to the rear of the ground floor. Archway off the passageway leads into the lean-to, with double glazed doors out to the garden. Stairs to the first floor. The first floor has access to the loft. (Many in the street have extended into the loft, creating a master bedroom, some with en-suite's. Subject to the usual planning regulations required). 2 Spacious double bedrooms, the main spanning the whole width of the house.

Outside 23' 9" x 13' 9" (7.23m x 4.19m)

Front garden is wall enclosed. The rear garden has a small decked area, with a step up to the main garden, that is laid to lawn. East facing.

Tenure; Freehold
Council Tax Band C



Approximate Gross Internal Area = 69.57 sq m / 748.83 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

12 Ryde Road BRIGHTON BN2 3EG	Energy rating D	Valid until: 19 December 2034
		Certificate number: 2507-3945-3202-5264-2200

Property type	Mid-terrace house
Total floor area	68 square metres

Rules on letting this property

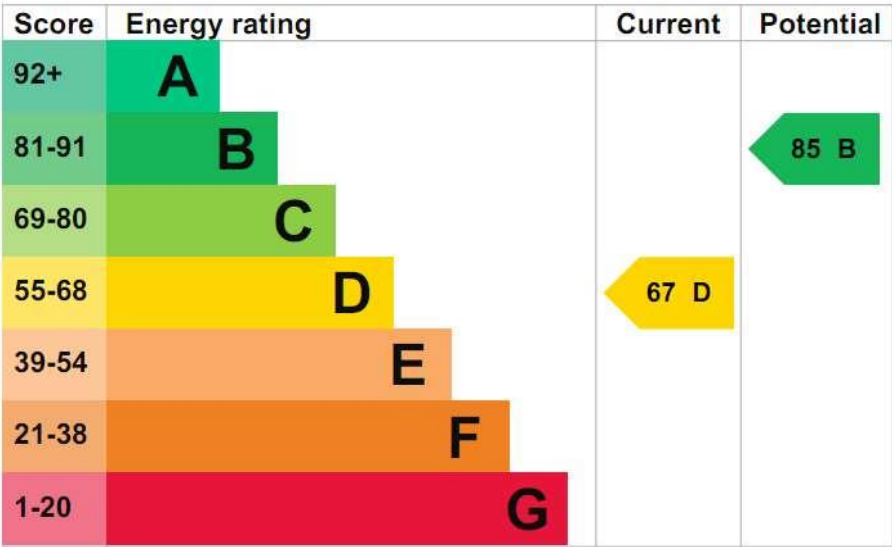
Properties can be let if they have an energy rating from A to E.

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



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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