

wheelers

estate agents



47 Stanley Street
Brighton, BN2 0GP

£435,000
Freehold

WEA00579

- Full of character features
- 2 Bedrooms
- Upstairs bathroom
- 2 Separate reception rooms
- Gas central heating
- South East facing patio garden
- Modern kitchen
- Close to excellent schools nearby

**** SUPERB CONDITION - FULL OF CHARACTER - 2 RECEPTION ROOMS - 2 BEDROOMS **** This impressive two-bedroom Victorian terraced home in Hanover, rich in original features, is situated on a charming one-way street, very close to Queens Park and Kemptown. The front living room boasts wooden flooring, exposed brickwork on the chimney breast and elegant sliding shutters. To the rear, the dining room features matching exposed brickwork, wooden flooring, a garden-facing window and access to a modern kitchen. Upstairs, both bedrooms have fireplaces and exposed wooden flooring, with a modern bathroom on the same level. The main bedroom includes pull down-down ladder access to a converted loft space - ideal as a workspace - with stunning sea views. The southeast-facing patio garden includes generous brick-built storage, one unit housing the washing machine. The property is located in Parking Zone C, one of the area's most convenient, covering Kemptown seafront and Queens Park - with no waiting list at present. Close to St Luke's and Carlton Hill schools. (EPC Rating 65 D) 62 Square meters internally. Viewing highly recommended.

Location

Stanley Street is a very pretty one way street, with distant sea views from the South End. It is majority made up of two and three storey colourful painted Victorian terraced houses. It is located on the Southerly end of Hanover, on the borders of Queens Park and Kemptown. Parking Zone is C and runs down to Kemptown seafront. Nearby schools are Carlton Hill, St Luke's and Queens Park. Excellent pubs and coffee shops are close by, such as The Setting Sun, The Independent and The Starfish and Coffee. Stanley Street is considered an excellent neighbourly street in highly sought after Hanover. A great location with the station seafront and city centre with an @ 15 minute walk at an average pace.

Part glazed front door opening into;

Sitting Room

Stripped and polished wooden floors, exposed brick chimney breast, upvc double glazed window to the rear, radiator, archway leading through to;

Dining Room

Stripped and polished wooden floors, brick exposed chimney breast, upvc double glazed window overlooking the rear garden, radiator, stairs with under stairs storage lead to the first floor landing, door into;

Kitchen

Range of fitted wall and base units with wooden work surfaces over, inset sink and drainer unit with mixer tap, inset four ring gas hob with extractor hood over, wall mounted Vaillant combination boiler, part tiled walls, upvc double glazed window to the rear, upvc double glazed door leading out to the rear garden.

First Floor Landing

Doors to the bathroom and both bedrooms, stripped and polished wooden floors.

Master Bedroom

Stripped and polished wooden floors, upvc double glazed window to the rear with fitted sliding shutters, radiator. Loft hatch with pull down ladder leading to the loft space.

Bedroom Two

Stripped and polished wooden floors, upvc double glazed window to the front with fitted wooden shutters, radiator, feature fireplace.

Loft Space

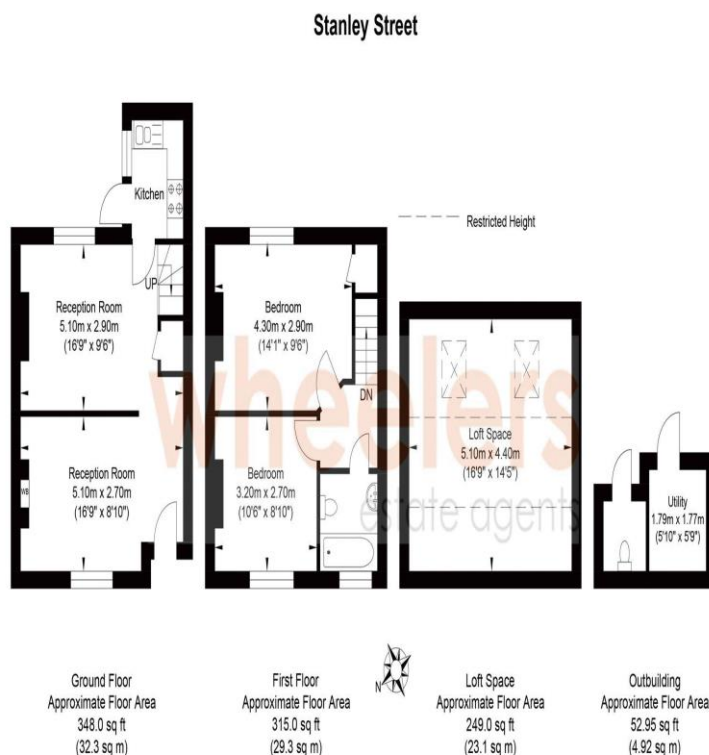
Accessed via a pull down ladder from the master bedroom, loft space with two Velux windows to the rear with views towards the sea, an ideal work space.

Bathroom

White suite comprising low level wc, pedestal hand basin, bath with thermostatically controlled shower over, upvc double glazed window to the front with fitted plantation shutters.

Rear Garden

Enclosed by walled and fenced boundaries with brick built shed storage which houses space and plumbing for a washing machine.



Energy performance certificate (EPC)

47 Stanley Street
BRIGHTON
BN2 0GP

Energy rating

D

Valid until:

13 March 2035

Certificate number:

9549-3047-7207-4395-8204

Property type

Mid-terrace house

Total floor area

62 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 | | 83 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**

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