

wheelers

estate agents



27a Grove Street
Brighton, BN2 9NY

£349,950
Freehold

UWS1192

- 2 Bedroom house
- Laid out over 3 floors
- Spacious lounge
- Eat in kitchen/breakfast room
- Character features
- West facing garden
- Double glazing. Gas central heating with combi boiler
- Modern bathroom
- Boarded loft with Velux windows

**** 2 BEDROOM FREEHOLD HOUSE. WEST GARDEN. LARGE LOUNGE. EAT IN KITCHEN/BREAKFAST ROOM. NO CHAIN **** A stylish and well-presented three storey, 2 bedroom, Hanover house, located on one of Hanover's widest streets. A spacious dual aspect lounge on the ground floor, with old school style radiators and a wood burner. 2 bedrooms on the first floor, modern bathroom and eat in kitchen on the lower floor. Access to the West garden is from the kitchen. The garden is the perfect orientation for afternoon, and evening sunshine. No onward chain. (EPC Rating 65 - D) 59 Square meters internally. (Its Elvis Costello on the outside of the house, a seller with excellent taste in music). Parking Zone V (currently no waiting list).

Location

Grove Street is located off Southover Street. It is one of the widest streets in Hanover, with parking on both sides. It is majority made up of two and three storey colourful painted Victorian terraced houses. It is located on the Southerly end of Hanover, with parking zone V, no waiting list at present. Excellent pubs and coffee shops are close by, such as The Geese, The Greys and The Village, Grove 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.

Description

This home is located on the favoured West side, with morning sun to the front and afternoon and evening sunshine to the rear in the garden. First impressions are very good and what stands out is the eye catching artwork by 'The Postman' of Elvis Costello on the front of the house.

Ground Floor

Steps lead up to the front door, with stairs to the first floor from the hallway and access into the dual aspect lounge. The through lounge is to the left. Dual aspect, lovely and light, Wooden flooring, wood burner, old school style radiators and stairs down to the lower level.

First Floor Landing

2 bedrooms on the first floor. The main to the front and the second bedroom to the rear. Loft access from the landing. The loft is boarded, with Velux windows.

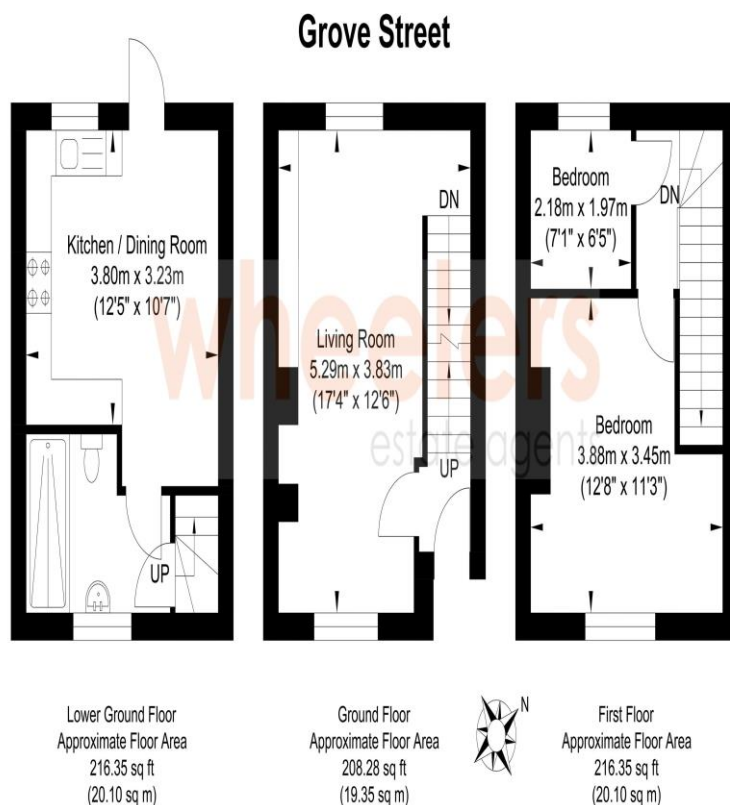
Lower Ground Floor

Door leads to the modern bathroom to the front of the house. Spacious eat in kitchen/breakfast room is located to the rear. A modern fitted kitchen of base cupboards and drawers with moulded work-surfaces above, inset four ring gas hob with oven below and extractor hood above, stainless steel sink unit with mixer tap, matching range of wall mounted units, plumbing for washing machine, wall mounted 'Vaillant' combination boiler supplying domestic hot water and central heating radiators, under work-top space for fridge and freezer, radiator, cupboard housing electric meter and fuse box with work-surface above, inset spotlights, UPVC windows overlooking patio and UPVC door to patio garden. Space for table and chairs.

Rear Garden 13' 3" x 11' 7" (4.04m x 3.53m)

West facing. Small decked patio area measuring 7'1 (2.16m) x 5'5 (1.65m). Steps leading to main patio. Mainly paved with rear flower bed, flint and brick wall boundaries, with some fencing on top. Mature pear tree, producing conference pears.

Tenure; Freehold
Council Tax Band C.



Approximate Gross Internal Area = 59.55 sq m / 640.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

27a, Grove Street BRIGHTON BN2 9NY	Energy rating D	Valid until: 30 April 2028
		Certificate number: 2638-6017-6264-4048-8900

Property type	Mid-terrace house
Total floor area	66 square metres

Rules on letting this property

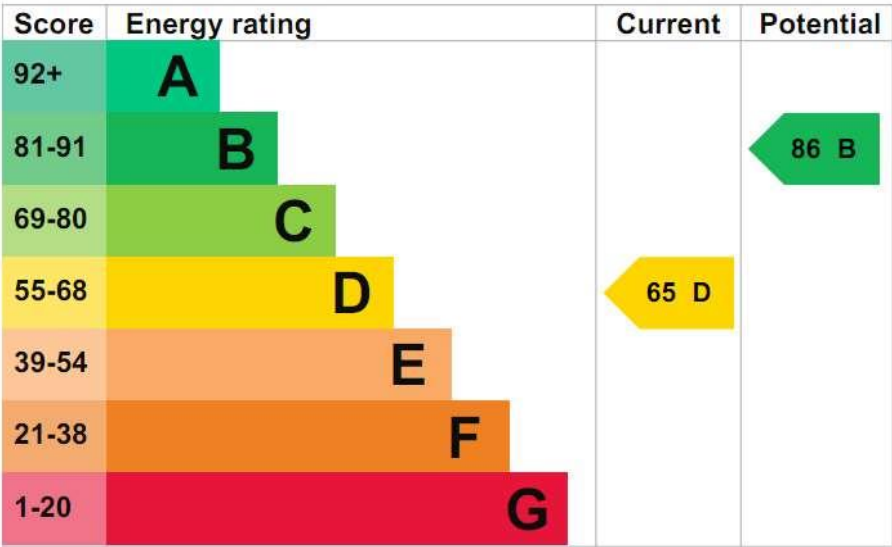
Properties can be let if they have an energy rating from A to E.

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.](#)



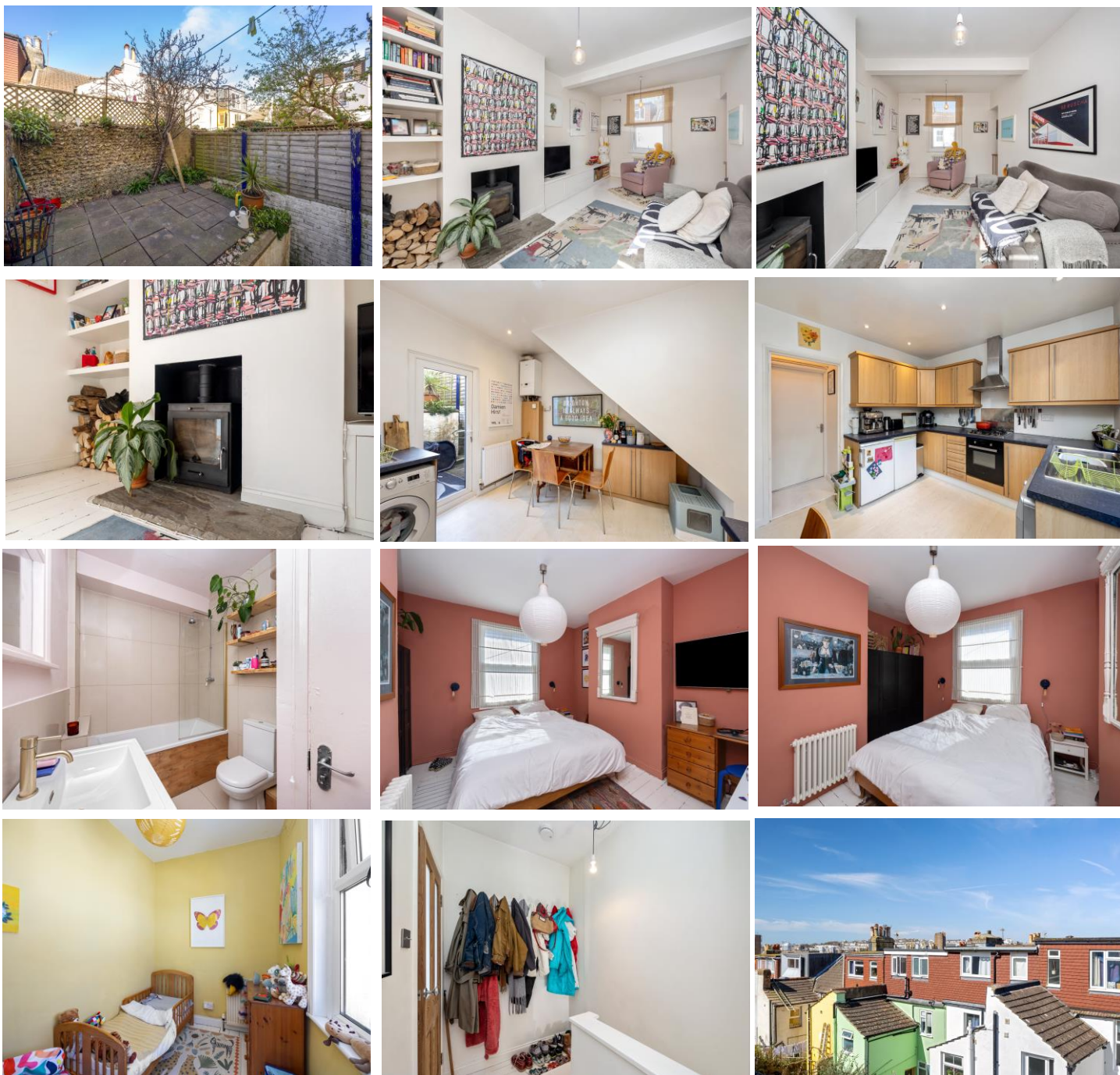
The graph shows this property's current and potential energy rating.

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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