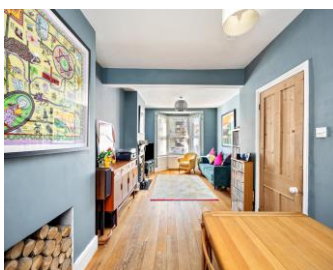


wheelers

estate agents



69 Bentham Road
Brighton, BN2 9XB

£575,000
Freehold

UWS1016

- A 3 storey, 3 double bedroom Victorian terraced house, considered to be in excellent order
- 22ft through lounge / dining room with engineered wood floor
- Modern kitchen with door to rear garden
- Upstairs bathroom with white suite
- Part double glazed
- East facing rear garden
- Elm Grove School is located at the end of the road, opposite the Flour Pot Bakery
- Bedroom 1 with en-suite shower room and views across Brighton to the Downs
- Gas heating with combi boiler
- Viewing recommended

**** BEAUTIFULLY PRESENTED. 3 DOUBLE BEDROOMS. CLOSE TO ELM GROVE SCHOOL & ST LUKE'S SCHOOL**
**** Located on a highly desired one way road, just off Queens Park Road. This home is set back from the road and is laid out over 3 floors, with a beautiful 22ft dual aspect lounge dining room, with an engineered wood flooring and a cast iron fireplace. The kitchen is to the rear with access to the tiered garden. The first floor has a family bathroom to the rear, 2 double bedrooms, with the main one to the front spanning the whole width of the property. The loft is already converted to a spacious double bedroom with en suite shower room. There are excellent views over Brighton and beyond from this room. Overall an excellent family house, with viewing highly recommended. (EPC Rating 70 C - 101 sq meters internally) Parking Zone V, no waiting list at present.**

Steps leading to front garden with outside gas meter cupboard and part glazed door to:

Entrance Hallway

Radiator, smoke alarm, stairs to first floor, cupboard housing electric meter and fuse box, under-stairs storage cupboards, engineered wood flooring and door to:

Lounge / Dining Room 22' 8" x 11' 7" (6.90m x 3.53m)

Two radiators, attractive cast iron fireplace with tiled inserts, smoke alarm, engineered wood floor, stripped wood door, sash bay window to front aspect and sash window to rear aspect.

Kitchen 10' 8" x 7' 8" (3.25m x 2.34m)

A range of modern white base cupboards & drawers with wood work-surfaces above, inset 4 ring gas hob with oven below and extractor hood above, matching range of wall mounted units with under-cupboard lighting, stainless steel sink with mixer tap, plumbing for dishwasher, radiator, space for upright fridge/freezer, smoke alarm, spotlights on rail, part tiled walls, tiled floor and two windows overlooking the rear garden.

From entrance hallway stairs leading to:

Mezzanine Landing

Wall mounted thermostat and door to:

Bathroom 8' 6" x 7' 8" (2.59m x 2.34m)

White suite of bath with mixer tap and adjustable spray attachment, glass shower screen, low-level W.C. Wash basin with mixer tap and cupboard below, radiator, part tiled walls, vinyl flooring and sash double glazed frosted window.

From mezzanine landing stairs leading to:

First Floor Landing

Stairs to second floor, inset spotlights, smoke alarm and door to:

Bedroom 3 11' 4" x 9' 8" (3.45m x 2.94m)

2 Radiators, smoke alarm, double cupboard set into chimney recess with cupboards above, further double cupboard housing gas combination boiler with cupboards above, engineered wood floor and sash window overlooking the rear garden.

Bedroom 2 15' 2" x 12' 10" (4.62m x 3.91m)

Radiator, 2 double wood fronted wardrobe cupboards to chimney recesses with hanging rails and shelving, stripped & polished wood floor, 2 sash windows to front aspect.

From first floor landing stairs leading to:

Smoke alarm, inset spotlight and double glazed window, door to:

Bedroom 1 17' 8" x 10' 0" (5.38m x 3.05m)

Radiator, eaves storage cupboard, inset spotlights, large double wardrobe cupboard with hanging rail and shelving, smoke alarm, further small cupboard, double glazed French doors with glass safety panel overlooking the rear garden. Wood flooring, 2 velux windows with magnificent views across Brighton to the Downs and door to:

En-Suite Shower Room

Low-level W.C. Wall mounted wash basin with mixer tap, fully tiled walk-in shower cubicle with fitted mira shower, extractor fan, stripped wood floor, velux window with views across to the Downs and down to the sea.

Outside

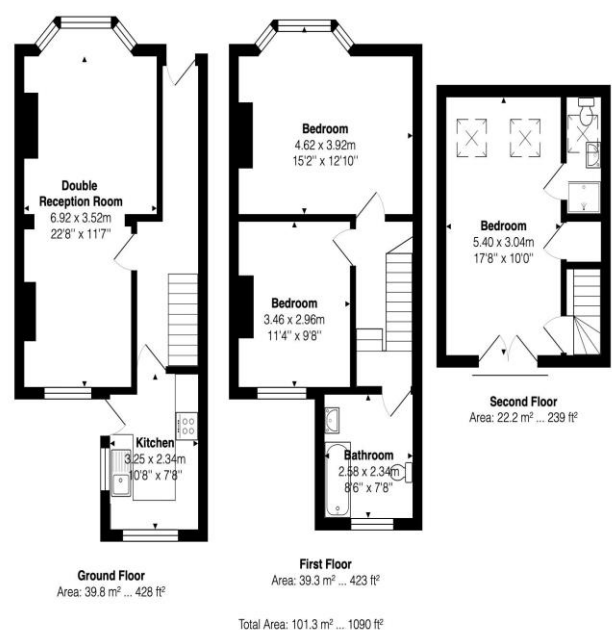
Side Return 12' 6" x 6' 6" (3.81m x 1.98m)

Outside water tap, storage shed and steps leading to:

Main Garden 16' 2" x 15' 4" (4.92m x 4.67m)

East facing, laid to artificial grass with raised side flower bed, painted rendered and timber fenced boundaries.

Council tax band C.



Energy performance certificate (EPC)

69 Bentham Road
BRIGHTON
BN2 9XB

Energy rating

C

Valid until: 29 June 2032

Certificate number: 1700-0809-0922-4175-3623

Property type

Mid-terrace house

Total floor area

101 square metres

Rules on letting this property

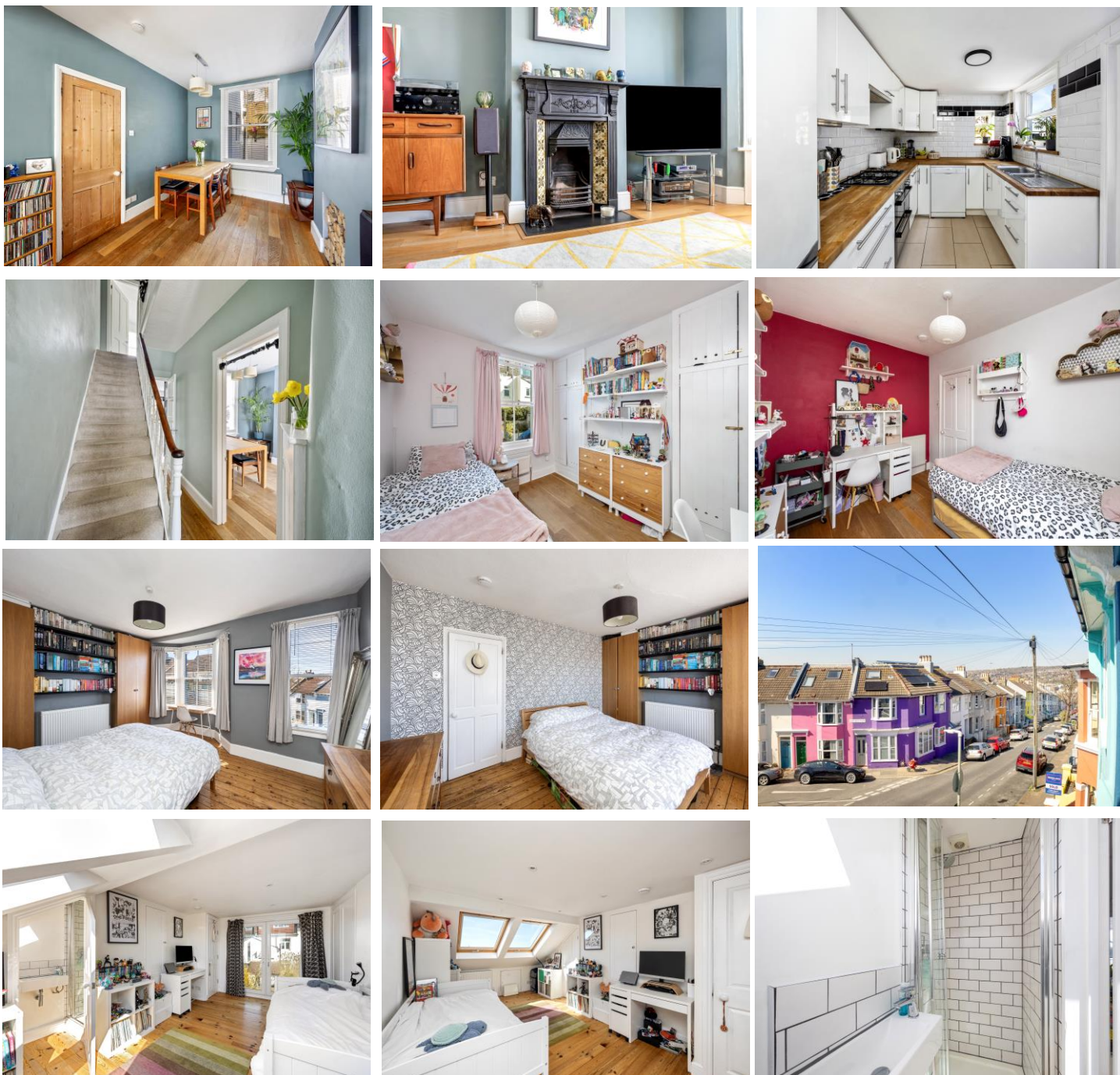
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this 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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