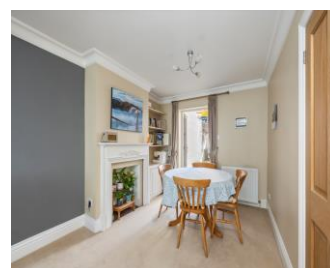


wheelers

estate agents



46 Islingword Street
Brighton, BN2 9US

£450,000
Freehold

UWS1193

- No chain
- 2 Bedrooms
- Large through lounge/diner
- Modern kitchen with integrated appliances
- 23'3 x 15'2 rear garden
- Family bathroom
- Gas central heating
- Upvc double glazing

**** NO CHAIN. LARGE THROUGH LOUNGE/DINER. MODERN KITCHEN. UPSTAIRS BATHROOM **** This is considered an excellent two storey 2 bedroom Victorian house, located just off Islingword Road. First impressions are very good, with a spacious lounge/diner and modern kitchen on the ground floor. 2 good size bedrooms and family bathroom on the first floor. The property benefits from upvc double glazing and gas central heating and to the rear is a 23'3 x 15'2 rear patio garden. EPC Rating D (68). Parking Zone V (currently no waiting list).

Front door opening into;

Entrance Hallway

Solid oak flooring, under stairs storage cupboard, doors to the kitchen and lounge and stairs rising to the upper floor.

Through Lounge/Dining Room

Upvc double glazed window to the front, shelving and storage cupboard to one side of the chimney breast, radiator. Dining area with radiator, shelving and storage cupboard to one side of the chimney breast, upvc double glazed doors opening out to the rear patio garden.

Kitchen

Upvc double glazed door opening onto the rear garden, upvc double glazed windows to the side and rear. Range of fitted wall and base units with wooden work surfaces over, inset sink and drainer unit with mixer tap, ceramic hob, extractor hood over, electric double oven below, integrated dishwasher, integrated fridge and freezer, tiled floor.

Bathroom

Opaque upvc double glazed window to the side, white suite comprising bath with mixer taps and thermostatically controlled shower over, low level wc, pedestal hand basin, radiator, cupboard housing space and plumbing for washing machine, cupboard housing Vaillant boiler.

Returning to the entrance hallway, stairs rise to the half landing, door into the bathroom and further stairs to the first floor landing.

First Floor Landing

Doors to bedrooms 1 and 2 and access to the loft space.

Bedroom One

Upvc window to the front, radiator.

Bedroom Two

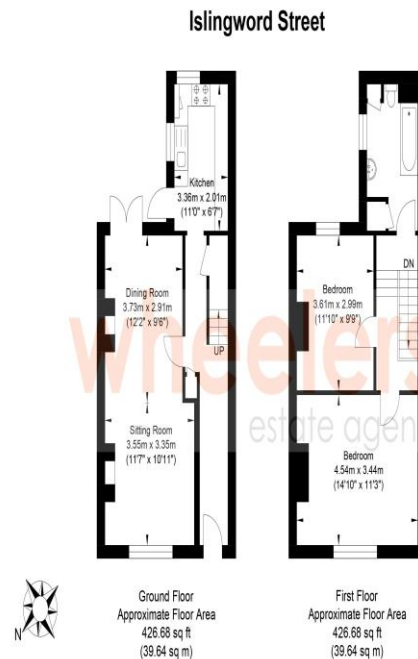
Upvc double glazed window to the rear, radiator.

Outside

Rear Garden

Good size L shaped patio garden measuring approx 23'3 x 15'2 and enclosed by walled boundaries.

Council Tax Band C



Energy performance certificate (EPC)

46 Islingword Street BRIGHTON BN2 9US	Energy rating D	Valid until: 17 May 2032
		Certificate number: 9886-0020-2225-5332-8204

Property type	Mid-terrace house
Total floor area	78 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		89 B
69-80	C		
55-68	D	68 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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