



59 Down Terrace
Brighton, BN2 9ZJ

£385,000
Freehold

UWS1195

- Three Bedroom End Of Terrace House
- Close To St Luke's School & Queen's Park
- Sitting Room

- Front & Rear Gardens
- Viewing Highly Recommended
- No Chain
- Kitchen/Breakfast Room
- Bathroom & Separate Wc
- Upvc Double Glazing
- Gas Central Heating

NO CHAIN* *THREE BEDROOM END OF TERRACE HOUSE* *CLOSE TO ST LUKE'S SCHOOL & QUEEN'S PARK* *FRONT & REAR GARDENS This lovely family home has been well maintained over the years and although some updating is required, it is immaculate throughout. The property has three double bedrooms, sitting room to the front, eat in kitchen to the rear, separate bathroom and wc, gas central heating and upvc double glazing. There are front and rear lawned gardens and the property is sold with no onward chain. EPC Rating D (58). Parking Zone S (currently no waiting list and "light touch" parking zone, free at weekends). Council Tax Band B.

Front Garden

Enclosed by walled and fenced boundaries and laid to lawn with various plants and shrubs with pathway leading to the front door and side access. Upvc double glazed front door opening into;

Entrance Vestibule

Stairs to the upper floor, glazed door to the sitting room.

Sitting Room

Two upvc double glazed windows overlooking the front garden, good size under stairs storage cupboard, radiator, glazed door to;

Inner Hallway

Doors to the kitchen, bathroom, separate wc, and upvc double glazed door to the side providing access to the rear garden.

Kitchen

Two double glazed windows overlooking the rear garden. Range of fitted wall and base units with work surfaces over, inset stainless steel sink and drainer unit with mixer tap, tiled splash back, inset four ring hob with extractor hood over, fitted electric oven. Space and point for fridge/freezer, space and plumbing for washing machine, space and point for tumble dryer. Radiator, space for table and chairs.

Bathroom

Opaque upvc double glazed window to the rear, bath with mixer taps, vanity unit with inset hand basin, fully tiled walls, radiator.

Separate wc

Low level wc, part tiled walls, opaque upvc double glazed window to the side.

Returning to the entrance vestibule, stairs rise to the first floor landing with loft hatch. Doors to all bedrooms and upvc double glazed window to the side.

Bedroom One

Two upvc double glazed windows to the front, built-in storage cupboard, radiator.

Bedroom Two

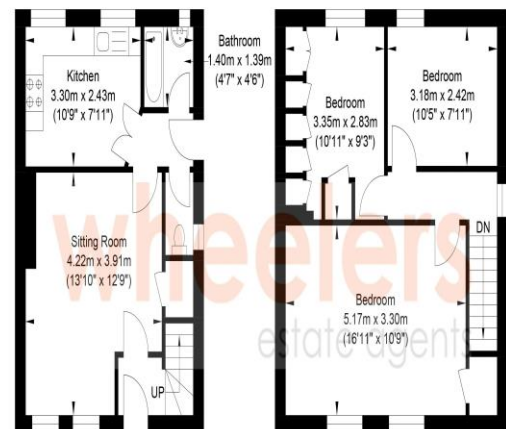
Upvc double glazed window overlooking the rear garden, built-in storage cupboard housing Vaillant combination boiler, radiator.

Bedroom Three

Upvc double glazed window overlooking the rear garden, radiator.

Rear Garden

Measuring approximately 35' x 21'4 and enclosed by fenced boundaries. Patio area with steps rising to a lawned and patio area with plant and shrub borders, outside tap and gated side access to the front of the house.



Ground Floor
Approximate Floor Area
349.50 sq ft
(32.47 sq m)

First Floor
Approximate Floor Area
440.99 sq ft
(40.97 sq m)



Approximate Gross Internal Area = 73.44 sq m / 790.49 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

59 Down Terrace
BRIGHTON
BN2 9ZJ

Energy rating

D

Valid until:

7 April 2035

Certificate number:

4635-9924-6400-0248-8206

Property type

Semi-detached 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 C.

[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		
69-80	C		77 C
55-68	D	58 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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