

wheelers

estate agents



23 Southampton Street
Brighton, BN2 9UT

£520,000
Freehold

UWS1200

- Four Storey Hanover House
- 22'1 x 15'9 South Westerly Facing Garden
- Loft Space with Velux Window
- Three Bedrooms
- Gas Central Heating
- Part Upvc Double Glazing
- Internal Viewing Highly Recommended
- Sought After Hanover Location
- Bathroom
- Open Plan Kitchen/Dining/Sitting Room

* SPACIOUS & WELL PRESENTED 4 STOREY HANOVER HOUSE, WITH A WEST FACING GARDEN * This home is located on the favoured West side of Southampton Street. 3 Double bedrooms. a very useful converted loft space, that has fixed stairs, power, boarded, eaves storage and a Velux window, with superb Westerly views. The heart of this home is the very well presented, light and bright, open plan lounge/diner/kitchen on the lower level, with access out to the West facing garden. The garden is well designed to maximise the afternoon and evening sunshine. Plenty of character features. Lots of well renowned Hanover pubs nearby, as well as superb schools, such as Elm Grove and St Luke's. Parking zone V, no waiting list at present. (114 Square meters internally. EPC Rating 61 - D) Viewing highly recommended.

Front door opening into;

Entrance Hallway

Stairs rising to the upper floors with glass balustrade, large window overlooking the rear garden, engineered oak flooring, radiator, door to ground floor bedroom and door to bathroom. Further stairs leading to the ground floor with glass balustrade.

Bedroom

Upvc double glazed bay window to the front, radiator, built-in wardrobes to either side of the chimney breast, exposed floor boards.

Bathroom

Opaque sash window to the rear, white suite comprising; low level wc, vanity unit with hand basin, bath with thermostatically controlled shower over, ladder style towel radiator. Wall mounted Vaillant combination boiler.

First Floor Landing

Sash window to the rear. Doors to bedrooms.

Bedroom

Sash window to the rear, radiator, shelving to one side of the chimney breast, exposed floorboards.

Bedroom

Upvc double glazed window to the rear, built-in wardrobes, radiator, exposed floorboards, stairs rising to the loft space.

Loft Space

Built-in desk area with eaves storage, exposed floorboards, Velux window to the rear.

Returning to the ground floor entrance hallway, stairs with glass balustrade lead down to the lower ground floor.

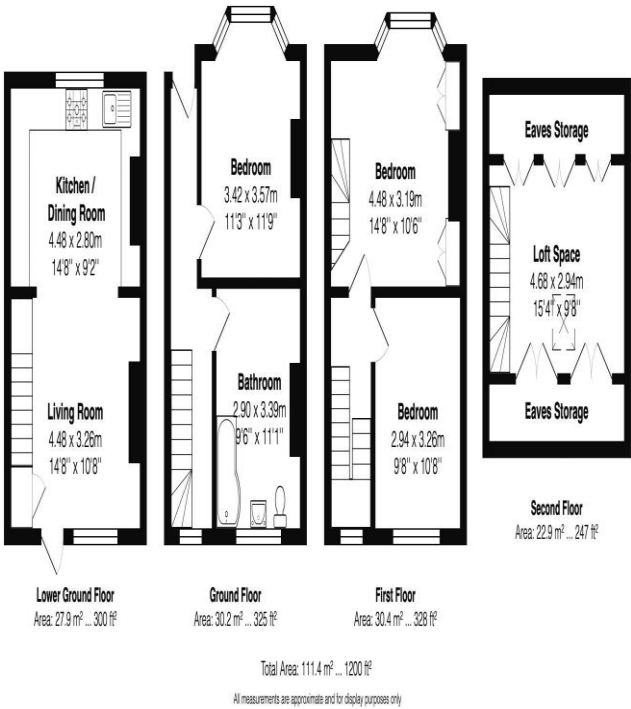
Open Plan Kitchen/Dining/Sitting Room

Kitchen; window to the front light well, good range of fitted wall and base units with work surfaces over, inset sink and drainer unit, space and point for fridge/freezer, space and plumbing for washing machine, range style cooker, space for dining table and chairs. Sitting room area; feature fire place, built-in storage, window overlooking the rear garden, radiator, under stairs are, ideal for desk space, built-in cupboard and upvc double glazed door opening out to the rear garden.

Rear Garden

22'1 x 15'9 rear patio garden enjoying a south westerly aspect. Steps lead down from the back door to the patio garden with decked seating area and enclosed by wall and fence boundaries.

Council Tax Band C



Energy performance certificate (EPC)

23 Southampton Street
BRIGHTON
BN2 9UT

Energy rating

D

Valid until:

26 April 2035

Certificate number:

2900-0757-0222-4428-3453

Property type

Mid-terrace house

Total floor area

114 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		86 B
69-80	C		
55-68	D	61 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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