



50 Stanley Street
Brighton, BN2 0GP

£405,000
Freehold

UWS1199

- Chain free
- 2 Bedrooms
- Open plan kitchen/lounge/diner
- French doors out to the garden from the kitchen
- Parking zone C
- Close to excellent schools, pubs and cafes. (The Setting Sun and Starfish & Coffee, for example)
- South-East facing patio garden
- Gas central heating & UPVC double glazing
- One way street

**** CHAIN FREE. 2 DOUBLE BEDROOMS. CLOSE TO KEMPTOWN & QUEENS PARK **** This Victorian terrace home is located at the Southern end of Hanover, on the border of Queens Park and Kemptown. A pretty one way street, with distant sea views from the end of the street, within parking zone C, one of the area's most convenient, covering Kemptown seafront and Queens Park, with no waiting list at present. Close to St Luke's and Carlton Hill schools. An open plan lounge/diner/kitchen, with French doors out to the South-East facing patio garden. Downstairs bathroom, 2 bedroom on the first floor. Gas central heating and UPVC double glazing. The exterior has been re-rendered and just needs to be painted. (EPC Rating 64 - D, 63 square meters internally)

Front door opening into;

Entrance Hallway

Cupboard housing meters, radiator, under stairs storage cupboard, door to the bathroom, stairs rising to the first floor, door into;

Open Plan Sitting Room/Kitchen

Upvc double glazed window to the front, radiator. Kitchen area; range of fitted wall and base units with work surfaces over, inset circular sink unit with mixer tap over, inset four ring gas hob, extractor hood over, fitted electric oven, space and plumbing for washing machine, space and point for fridge/freezer. Upvc double glazed French doors opening out onto the rear garden, fitted storage cupboard.

Bathroom

Opaque upvc double glazed window to the rear, white suite comprising bath with shower over, pedestal hand basin, low level wc, heated towel radiator.

Returning to the entrance hall; stairs rise to the first floor landing; window to the rear, access to loft space.

Bedroom One

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

Bedroom Two

Upvc double glazed window to the rear, radiator, built-in storage cupboard housing "Ideal" combination boiler.

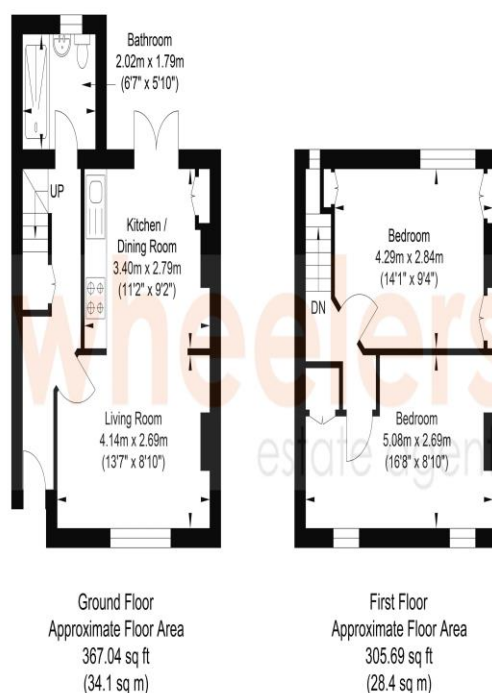
Rear Garden

Measuring approximately 17'5 x 15'8 patio garden enclosed by walled boundaries.

Council Tax Band C

Parking Zone C (currently no waiting list applies)

Stanley Street



Approximate Gross Internal Area = 62.5 sq m / 673.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

50 STANLEY STREET
BRIGHTON
BN2 0GP

Energy rating

D

Valid until:

27 April 2031

Certificate number:

2083-3005-8204-0419-9204

Property type

Mid-terrace house

Total floor area

63 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		88 B
69-80	C		
55-68	D	64 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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