

wheelers

estate agents



31 Lynton Street
Brighton, BN2 9XQ

£475,000
Freehold

WEA01426

- **Two Bedroom Hanover Home**
- **Through Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **No Onward Chain**
- **Gas Central Heating**
- **Viewing Highly Recommended**
- **Converted Loft Space**
- **20'5 x 17'6 Rear Garden**
- **Well Presented Throughout**

**** NO CHAIN. VERY WELL PRESENTED. THROUGH LOUNGE/DINER. CONVERTED LOFT SPACE**** This is an excellent example of a Victorian Hanover house. Located on a one way street, running up from Elm Grove up to Queens Park Road, mainly made up of colourfully painted houses and located very close to highly desired Elm Grove & St Luke's Schools. A light and bright through lounge/diner on the ground floor, with access out to the garden. Kitchen to the rear with access again to the garden. A very stylish upstairs bathroom above the kitchen, 2 double bedrooms, the main being the whole width of the house. Fixed stairs run up to the converted loft space, with Velux windows, power, storage, and fully carpeted. (Please note this is not a bedroom, purely a useful loft space, an ideal study space) The garden feels bigger than others in the street and is tiered, East facing and very well presented. (EPC Rating 55 D. 71 square meters internally) Parking zone V, no waiting list at present.

Front door opening into;

Entrance Hallway

Painted wooden floor boards, under stairs storage, radiator, door into the sitting/dining room, stairs rising to the upper floors.

Lounge/Dining Room

Painted wooden floor boards, open and working fire place, sash bay window to the front, radiator. Dining area; painted wooden floor boards, radiator, pretty glazed door to the rear patio area and garden.

Kitchen

Upvc double glazed window to the side, upvc double glazed door opening onto the rear patio and garden, radiator. Range of fitted wall and base units with working surfaces over, inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with extractor hood over, fitted electric oven, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space and point for fridge freezer. Cupboard housing wall mounted Worcester combination boiler.

Returning to the entrance hallway; stairs rise to the half landing with door into;

Bathroom

White suite comprising; low level wc, pedestal hand basin, bath with mixer tap, enclosed shower cubicle, part tiled walls, heated towel radiator and opaque upvc double glazed window to the rear.

First floor landing; doors to bedrooms one and two and double doors with fixed ladder leading to the converted loft space.

Bedroom One

Sash bay window to the front, painted wooden floor boards, radiator.

Bedroom Two

Upvc double glazed window to the rear, radiator, painted wooden floor boards.

Loft Space

Velux window to the front, Velux window to the rear, eaves storage.

Garden

Measuring approximately 20'5 x 17'6 and enclosed by fenced boundaries with decked area and shed, brick built patio area with planted shrubs and flowers bordering it. Steps down to a further patio area measuring approximately 9'3 x 6'2.

Tenure; Freehold
Council Tax Band C.



Energy performance certificate (EPC)

31, Lynton Street BRIGHTON BN2 9XQ	Energy rating	Valid until: 16 September 2030
	D	Certificate number: 0369-2846-6217-2990-5581

Property type Mid-terrace house

Total floor area 69 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of 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**

Wheelers Estate Agents
 119 Islingword Road
 Hanover
 Brighton
 BN2 9SG

01273-606027
wheelersestateagents.co.uk
info@wheelersestateagents.co.uk