

wheelers

estate agents



18 Coleman Street
Brighton, BN2 9SQ

£600,000
Freehold

UWS1206

- Exceptional presentation
- 4 Storey Hanover house
- West facing garden
- Stunning views over Brighton
- Beautiful and spacious bathroom
- No chain
- Viewing essential
- 4 Double bedroom, 1 reception room house or can be a 3 double bedroom, 2 reception house
- Stunning kitchen/breakfast room

**** STUNNING CONDITION. WEST GARDEN. NO CHAIN. VIEWING ESSENTIAL **** This is an exceptional Hanover home, located on the favoured West side of the street, providing plenty of sun in the garden. First impressions are excellent and offers plenty of kerb appeal. The owners have installed a beautiful bathroom on the ground floor and a stunning kitchen/breakfast room on the lower floor. It is a wonderful 4 storey home with outstanding views over Brighton and down to the sea, from the converted loft main bedroom. This home can easily be a four bedroom house with 1 reception room or a 3 bedroom house with 2 reception rooms, so offers plenty of space for modern living and working from home. The garden is designed for easy maintenance and maximum sunshine. (EPC Rating 72 - C) 120 square meters internally. Viewing highly recommended.

Composite front door opening into;

Entrance Hallway

Stairs rising to the upper floors, and stairs descending to the lower ground floor, radiator, upvc double glazed window to the rear. Door to the sitting room/ground floor reception room, door to the bathroom, large walk-in storage cupboard.

Ground Floor Bedroom or Ground Floor Reception Room

Upvc double glazed window to the front, stained floor boards. radiator, built-in storage cupboards and shelves to either side of the chimney breast.

Bathroom

Two upvc double glazed windows to the rear, beautifully fitted suite with large walk-in shower, low level wc, basin with vanity unit, towel radiator.

Stairs from the ground floor lead down to the lower ground floor with fitted under stairs storage.

Kitchen/Breakfast Room

Fitted kitchen units with a great range of storage with stone work surfaces over, inset sink and drainer unit, induction hob, concealed extractor, eye level oven, integrated washing machine and dishwasher, space and point for fridge freezer. Cupboard housing wall mounted Worcester boiler, upvc double glazed window overlooking the rear garden, door opening out to the rear garden.

Sitting/Dining Room

Sash window to the front, period style radiator, wood burning stove.

From the lower ground floor, stairs rise to the ground floor with further stairs to the first floor landing with upvc double glazed window to the rear. Stairs rise to the upper floor and doors to both bedrooms.

Bedroom

Upvc double glazed window to the rear, radiator.

Bedroom

Exposed brick built chimney breast, upvc double glazed window to the front, radiator.

Stairs rise to the top floor master suite.

Master Bedroom Suite

Upvc double glazed French doors opening out to a Juliet balcony with roof top views across Brighton. Velux window to the front, period style radiator, door to the en-suite shower room.

En-Suite Shower Room

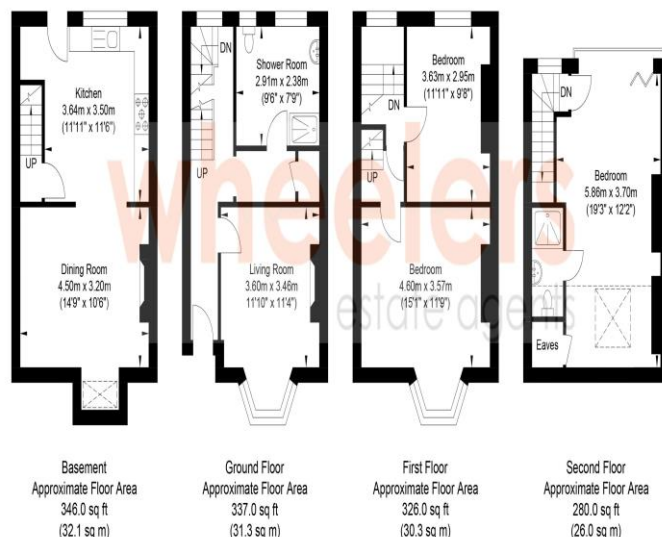
Velux window to the front, low level wc, enclosed shower cubicle, wall hung basin.

West Facing Rear Garden

Measuring approximately 18'8 x 14'9 with porcelain tiles and enclosed by fenced boundaries, outside shed and access to storage under the kitchen.

Tenure; Freehold
Council Tax Band; D

Coleman Street



Approximate Gross Internal Area = 119.7 sq m / 1289.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

18 Coleman Street
BRIGHTON
BN2 9SQ

Energy rating

C

Valid until:

26 May 2035

Certificate number:

0380-2673-2550-2725-4075

Property type

Mid-terrace house

Total floor area

120 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 C. 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		85 B
69-80	C	72 C	
55-68	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**

Wheelers Estate Agents
119 Islingword Road
Hanover
Brighton
BN2 9SG

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