



3 Belgrave Street
Brighton, BN2 9NS

£495,000
Freehold

UWS1210

- No Onward Chain
- Two Bedroom Terrace House
- Excellent Order Throughout
- Kitchen/Breakfast Room
- Through Sitting/Dining Room
- Utility Room & Ground Floor WC
- Viewing Essential
- West Facing Rear Garden
- Bespoke Storage
- Stylish Bathroom

**** STUNNING CONDITION. LARGER THAN MOST 2 BED HOUSES IN THE AREA. NO CHAIN. WEST GARDEN ****

This is an exceptional Hanover house. Located on the Southerly end of Hanover, in between Southover Street and the bottom end of Albion Hill. Belgrave Street is made up of colourful painted Victorian houses, with superb pubs, shops and excellent schools, all within walking distance. This home offers plenty of living space, that has been extended into the side return and a bonus of a downstairs utility room with a WC. The beautiful bespoke kitchen offers plenty of storage and is a very social space. The open plan sitting/dining rooms feels very spacious and light. Upstairs is an outstanding bathroom located above the kitchen and 2 double bedrooms, both beautifully presented. Plenty of bespoke storage throughout the house. West facing patio garden. Viewing is without a doubt recommended. EPC Rating D (68). Parking Zone V (currently no waiting list).

Front door opening into; entrance vestibule with further door opening into;

Sitting/Dining Room

Stairs rising to the upper floor with bespoke under stairs storage. Upvc double glazed bay window to the front, period style radiator, wood burning stove, bespoke fitted cupboards and shelves. Dining area with ladder style radiator, bespoke fitted cupboards and shelves, steps down to the kitchen/breakfast room.

Kitchen/Breakfast Room

Ladder style radiator, fitted kitchen with a good range of wall and base units with work surfaces over, inset ceramic hob with extractor hood over, fitted oven and grill, integrated microwave, inset butler sink with mixer tap over, integrated dishwasher, integrated fridge and freezer. Door into;

Utility Room/Ground Floor WC

Window to the side, upvc double glazed window to the rear, low level wc, double sink unit with mixer tap, space and plumbing for washing machine, space and point for tumble dryer, ladder style radiator.

Breakfast Room

Period style radiator, sky light and bi-folding doors leading out to the rear garden.

Stairs rise from the ground floor to the first floor landing with loft hatch and doors to both bedrooms and the bathroom.

Bathroom

Opaque upvc double glazed window to the rear, two Velux windows to the side, tiled floor, suite comprising bath with mixer tap, vanity unit with basin over, low level wc, walk-in shower. Cupboard housing Baxi combination boiler, ladder style radiator.

Bedroom One

Upvc double glazed bay window to the front, period style radiator, feature fireplace, built-in storage to either side of the chimney breast.

Bedroom Two

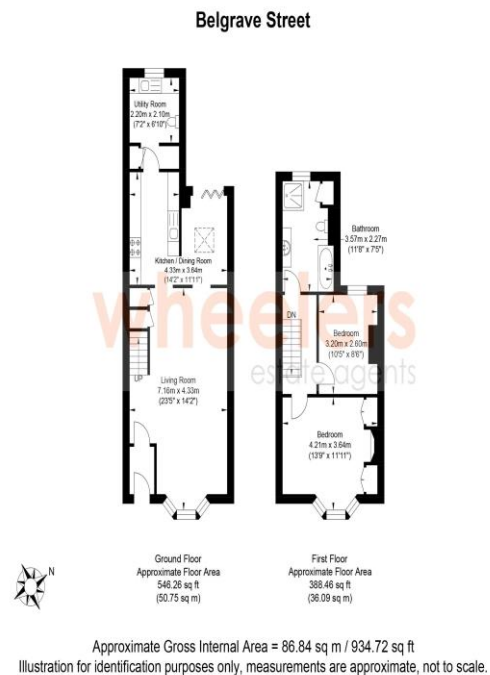
Upvc double glazed window to the rear, period style radiator, feature fireplace.

Garden

Measuring approximately 24' x 16' west facing garden enclosed by walled boundaries with raised flower beds.

Tenure; Freehold

Council Tax Band C



Energy performance certificate (EPC)

3 Belgrave Street
BRIGHTON
BN2 9NS

Energy rating

D

Valid until:

16 June 2035

Certificate number:

9576-3051-4206-8125-8204

Property type

Mid-terrace house

Total floor area

85 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		79 C
55-68	D	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**

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