



8 Whichelo Place
Brighton, BN2 9XF

£375,000
Freehold

UWS1214

- Three Bedroom, Three Storey Hanover House
- 19'8 x 9'10 Through Sitting/Dining Room
- Kitchen
- Bathroom
- Excellent views from the the top two floors
- In Need of Complete Refurbishment
- Potential To Extend, Subject To Usual Consents
- Rear Garden

**** 3 DOUBLE BEDROOMS, 3 STOREY VICTORIAN HOUSE, LOCATED CLOSE TO QUEENS PARK, TOWARDS THE TOP OF HANOVER. UPDATING REQUIRED THROUGHOUT **** Owned by the same family for nearly 60 years, this is a spacious house, 94 square meters internally, that does require modernisation. Located on a wonderful road, just off Islingword Road, with excellent schools nearby, such as St Luke's and Elm Grove. The property is slightly bigger than some others, as there is a kitchen extension to the rear, with a lounge/diner also on the ground floor. Bedroom 1 and large bathroom on the first floor and 2 further bedrooms on the top floor. Excellent views over Brighton from the top two floors. South-East facing patio garden. Priced to take into account the updating required. Parking zone V, no waiting list at present. (EPC Rating D - 56)

Glazed front door opening into;

Entrance Hallway

Stairs rising to the upper floors, door into sitting/dining room, and kitchen.

Sitting/Dining Room 19' 8" x 9' 10" (6.0m x 3.0m)

Window to the front, gas fire, hatch through to kitchen.

Kitchen 11' 6" x 10' 10" (3.50m x 3.30m)

Glazed window to the rear and glazed door to the rear garden, fitted kitchen with space and plumbing for washing machine, gas hob, electric oven, stainless steel sink and drainer unit with mixer tap.

Returning to the entrance hallway, stairs rise to the first floor landing with upvc double glazed window to the rear. Doors to bedroom and bathroom and further stairs rising to the upper floor.

Bedroom 14' 1" x 10' 2" (4.30m x 3.10m)

Window to the front, radiator below.

Bathroom 10' 10" x 8' 6" (3.30m x 2.60m)

Opaque window to the rear, wc, hand basin, bath with electric shower over, cupboard housing hot water tank, wall mounted boiler.

Returning to the first floor landing, stairs rise to the top floor landing with doors to both bedrooms and access to loft (not boarded).

Bedroom 14' 1" x 9' 10" (4.30m x 3.0m)

Window to the front with great views across Brighton roof tops, radiator.

Bedroom 10' 10" x 8' 6" (3.30m x 2.60m)

Upvc double glazed window to the rear, radiator.

Rear Garden 15' 3" x 11' 0" (4.64m x 3.35m)

Measuring approximately 15'3 x 11 and enclosed by walled and fenced boundaries.

Tenure; Freehold

Council Tax; Band C

Whichel Place



Approximate Gross Internal Area = 93.0 sq m / 1001.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

8 Whichelo Place
BRIGHTON
BN2 9XF

Energy rating

D

Valid until:

20 June 2035

Certificate number:

4835-3926-6500-0751-1296

Property type

Mid-terrace house

Total floor area

94 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	56 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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