



26 De Montfort Road
Brighton, BN2 3AU

£585,000
Freehold

UWS1216

- Three Bedroom Terrace House
- Two Reception Rooms
- Stylish Kitchen/Breakfast Room
- Potential To Extend (STNPP)
- No Chain
- Close To Elm Grove School
- Family Bathroom
- Separate WC
- Period Features

**** CLOSE TO ELM GROVE SCHOOL. FRONT & REAR GARDENS. 3 BEDROOMS. VERY WELL PRESENTED THROUGHOUT. NO CHAIN **** This stylish two storey Edwardian house, is located on a very attractive road, just off Elm Grove. Steps up to the front door from the street level, with a front garden, perfect for bin and bike storage. 2 Separate reception rooms, with excellent ceiling height, built in shelving & storage, feature fireplaces and wooden flooring. To the rear, is a very modern and well-designed kitchen/breakfast room, with access out to the garden. 3 Bedrooms and a family bathroom on the first floor, all rooms with excellent presentation throughout. The garden is on two levels and is designed for easy maintenance. There is a lovely patio area just outside the kitchen, next to the garden mural. Potential to extend into the loft, as others in the road have, subject to the usual planning permissions required. (EPC Rating C - 73) 103 square meters internally. Parking Zone V, no waiting list at present.

Composite front door opening into;

Entrance Hallway

Stairs rising to the upper floor, bespoke under stairs pull out storage cupboards, ceiling cornicing, doors to the kitchen, and dining room, and sitting room, engineered oak flooring.

Sitting Room 14' 1" x 12' 4" (4.30m x 3.76m)

Upvc double glazed bay window to the front, radiator, bespoke fitted cupboards and shelving to either side of the chimney breast, feature fireplace.

Dining Room 11' 10" x 11' 4" (3.60m x 3.45m)

Upvc double glazed window to the rear patio, radiator, feature fireplace, engineered oak flooring.

Kitchen/Breakfast Room 12' 8" x 8' 10" (3.86m x 2.70m)

Double aspect with upvc double glazed windows to the rear and side. Fitted kitchen with plenty of cupboard and drawer storage, work surfaces over with inset five ring gas hob with extractor hood over, space and point for fridge freezer, fitted eye level microwave and oven, integrated washing machine, integrated dishwasher. Cupboard housing Vaillant boiler, breakfast bar area, engineered oak flooring, ladder style radiator, upvc double glazed window opening out to the rear garden.

Returning to the entrance hallway, stairs rise to the half landing, upvc double glazed window and further stairs to the first floor landing. Bedroom three and the separate wc are on the half landing.

Bedroom 3 8' 10" x 7' 9" (2.70m x 2.36m)

Upvc double glazed window to the rear, radiator.

Separate WC

Upvc double glazed window to side, wc and hand basin.

Bedroom 2 11' 11" x 11' 4" (3.62m x 3.45m)

Upvc double glazed window to rear, radiator, fitted cupboard, feature fireplace, access to boarded loft.

Bedroom 1 14' 4" x 10' 9" (4.36m x 3.28m)

Upvc double glazed window to the front, radiator, fitted bespoke wardrobes and drawers to either side of the chimney breast.

Bathroom

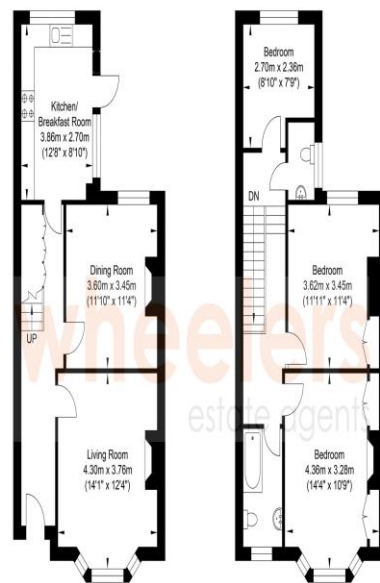
Upvc double glazed window to the front, white suite comprising low level wc, vanity unit with basin, bath with thermostatically controlled shower over, ladder style towel radiator.

Garden

The patio garden is in two parts, the first patio area measuring approximately 11'2 x 7'5 with steps leading up to further patio garden which is enclosed by walled boundaries and railings, this patio area measures approximately 17' x 14'3 and enjoying an easterly aspect.

Tenure; Freehold

Council Tax; Band D



Ground Floor
Approximate Floor Area
553.0 sq ft
(51.4 sq m)

First Floor
Approximate Floor Area
571.0 sq ft
(53.1 sq m)

Approximate Gross Internal Area = 104.5 sq m / 1124 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

26 De Montfort Road
BRIGHTON
BN2 3AU

Energy rating

C

Valid until:

30 June 2035

Certificate number:

8035-5226-9500-0734-2222

Property type

Mid-terrace house

Total floor area

106 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		84 B
69-80	C	73 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