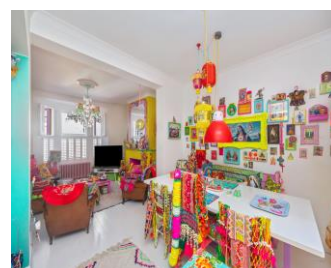
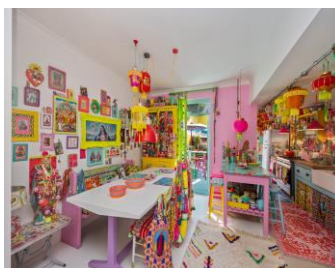


wheelers

estate agents



55 Bentham Road
Brighton, BN2 9XB

£625,000
Freehold

UWS1217

- **Vibrant Four Bedroom Terrace House**
- **24'5 x 15'2 Through Sitting/Dining Room**
- **Kitchen**
- **Utility Room**
- **Upvc Double Glazing**
- **Gas Central Heating**
- **Patio Garden**
- **Close To Sought After Location Close To Elm Grove/St Luke's Schools**
- **Family Bathroom**
- **En-Suite Shower Room**

****A VIBRANT AND SPACIOUS, ONE OF A KIND, FOUR-BEDROOM TERRACE HOME. CLOSE TO ELM GROVE & ST LUKE'S SCHOOLS**** Nestled on a charming one-way street between Queen's Park Road and Elm Grove, this colourful home offers light, space, and location. Just steps away from the popular Flour Pot Bakery, it's ideally situated for local amenities and schools. Spanning approximately 100 sq m / 1,086 sq ft, the accommodation includes a generous 24'5 x 15'2 open-plan sitting/dining room, kitchen, and a separate utility room. Upstairs, the first floor currently features three versatile rooms, used by the current owners as a second sitting room, a bedroom, and a dressing room, along with a family bathroom. The top floor is dedicated to a spacious master bedroom complete with an en-suite shower room. Outside, the private rear garden is arranged over two separate patio areas, measuring approximately 25' x 15', offering a great space for entertaining or relaxing. EPC Rating C (72). Parking Zone V - (currently no waiting list).

Front door opening into entrance hallway with stairs rising to the upper floors and door into;

Sitting/Dining Room 24' 6" x 15' 2" (7.46m x 4.63m)

Upvc double glazed sash bay window to the front with fitted plantation shutters, period style radiator, fire surround with wood burning stove, painted wooden floor boards, dining area with upvc double glazed French doors opening out to the patio garden.

Kitchen 18' 11" x 7' 2" (5.76m x 2.18m)

Upvc double glazed window to the side, free standing units, painted exposed brick wall, butler sink, space and point for fridge freezer, space and plumbing for dishwasher, upvc double glazed door leading out to the rear garden and utility room.

Utility Room

Space and plumbing for washing machine and tumble dryer.

Returning to the entrance hallway, stairs rise to the first floor landing with doors to bedrooms and bathroom and further stairs to the top floor.

Bedroom 13' 1" x 9' 3" (4.0m x 2.83m)

Upvc double glazed bay window to the front with fitted plantation shutters, period style radiator.

Bedroom 11' 2" x 9' 10" (3.40m x 2.99m)

Upvc double glazed window to the rear with fitted plantation shutters, period style radiator, bespoke fitted book/storage cases to the one wall.

Bedroom 9' 11" x 7' 0" (3.02m x 2.14m)

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

Bathroom

Opaque upvc double glazed window to the front with fitted plantation shutters, suite comprising wc, bath with shower over, vanity unit with basin, tiled floor, part tiled walls.

Master bedroom 18' 1" x 13' 7" (5.52m x 4.14m)

Two Velux windows to the front with roof top views across Brighton, eaves storage, upvc double glazed window Velux window to the rear, period style radiator, door to the en-suite shower room.

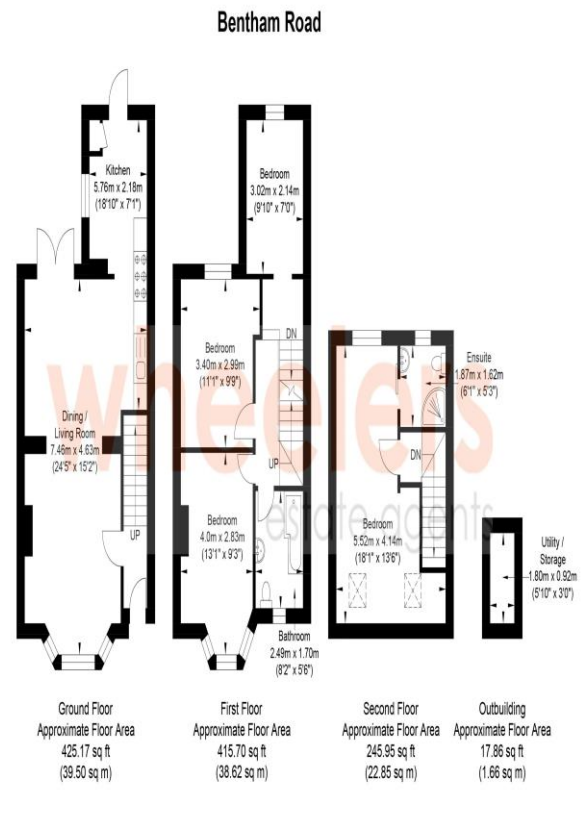
En-Suite Shower Room

Opaque upvc double glazed window to the rear, suite comprising wc, vanity unit with basin, enclosed shower cubicle, fully tiled walls and floor, ladder style towel radiator.

Rear Garden

Measuring approximately 28' x 14 overall and enjoying an easterly aspect with decked area leading up to a patio area with raised beds and enclosed by brightly painted wall and fenced boundaries.

Tenure; Freehold
Council Tax; Band C



Energy performance certificate (EPC)

55 Bentham Road BRIGHTON BN2 9XB	Energy rating C	Valid until: 13 July 2035
		Certificate number: 9200-5648-0922-0591-3353

Property type	Mid-terrace house
Total floor area	100 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		82 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**

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