



26 Lynton Street
Brighton, BN2 9XR

£547,500
Freehold

UWS1188

- Three Bedroom Terrace House
- 19'1 x 7'11 Garden Cabin/Office/Studio With Power
- Through Sitting/Dining Room
- Modern Fitted Kitchen
- St Luke's and Elm Grove School Catchment
- South Westerly Facing Garden
- Viewing Highly Recommended
- Family Bathroom
- Gas Central Heating
- Upvc Double Glazing

**** THREE BEDROOMS. LOFT CONVERTED MAIN BEDROOM. SOUTH-WESTERLY GARDEN**** 19'1 x 7'11 Garden Cabin/Office/Studio With Power ****** A very well presented three bedroom terrace house, located in sought after Hanover and within St Luke's and Elm Grove school catchment areas. Bright and airy accommodation is laid out over three floors and spans approximately 86 square meters. This stylish home has a through sitting/dining room with a wood burner, kitchen with access to the South-Westerly facing garden and the detached outdoor office. On the first floor are two bedrooms and a family bathroom. The top floor has a master bedroom with roof top views across Brighton. Added benefits include double glazing, gas central heating, stripped floor boards, fantastic views and early viewing is advised. Parking Zone V (currently no waiting list). EPC Rating D (67).

Front door opening into;

Entrance Hallway

Stripped wooden floor boards, stairs rising to the upper floors and steps down to the kitchen, under stairs storage cupboard, doors to the sitting room/dining room.

Through Sitting/Dining Room

Upvc double glazed window to the front, radiator, stripped wooden floor boards, dining area with upvc double glazed window to the rear, radiator, stripped wooden floor boards.

Kitchen

Upvc double glazed windows to the rear and side and a upvc double glazed door opening onto the rear garden. Fitted wall and base units with working surfaces over, induction hob, extractor hood over, fitted electric oven, space and point for fridge freezer, sink and drainer unit, integrated dishwasher. Under stairs cupboard has space and plumbing for the washing machine.

Returning to the entrance hall, stairs rise to the half landing with a door into the bathroom and stairs to the landing with doors to bedrooms one and two and further stairs to the top floor bedroom.

Bathroom

Opaque upvc double glazed windows to the side and rear. White suite comprising low level wc, pedestal hand basin, P shaped bath with shower attachments, part tiled walls, ladder style towel radiator.

Bedroom

Upvc double glazed window to the rear, radiator, cupboard housing Worcester combination boiler.

Bedroom

Upvc double glazed window to the front, radiator.

Master bedroom

Velux window to the front, eaves storage, two built-in storage cupboards, radiator, upvc double glazed window to the rear with great views across the roof tops.

Garden Office/Summer House

19'1 x 7'11 with doors opening out onto the garden and power and light. A flexible space that can be used as a studio, home office, summer house.

Rear Garden

Measuring approximately 21'1 x 13'4 with walled and fenced boundaries and enjoying a westerly aspect.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area (Excluding Outbuilding) = 86.36 sq m / 929.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

26, Lynton Street BRIGHTON BN2 9XR	Energy rating D	Valid until:	24 October 2029
		Certificate number:	2558-2932-6250-8061-8904

Property type	Mid-terrace house
Total floor area	87 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 B.

[See how to improve this property's energy efficiency.](#)



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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