

wheelers

estate agents



34 Luther Street
Brighton, BN2 9XA

£529,950
Freehold

UWS1183

- Very Close To Elm Grove School
- 3/4 Bedrooms
- 1/2 Reception Rooms
- Family Bathroom
- West Facing Rear Garden
- Open Plan Kitchen/Diner/Lounge
- Upvc Double Glazing
- Gas Central Heating

**** CUL-DE-SAC LOCATION. VERY CLOSE TO ELM GROVE SCHOOL. WEST FACING GARDEN **** Located on the favoured West side, this is a well presented four storey Victorian house, with highly desired Elm Grove School, literally opposite the Cul-de-sac. First impressions are very good, with steps leading up to the raised ground floor. Bedroom 3/reception 2 and the family bathroom on this floor, 2 double bedrooms on the first floor and the main bedroom on the top floor (loft conversion). Impressive views to the rear, westwards down to the sea and East to 'The Downs'. The heart of the house is on the lower level, with a spacious open plan kitchen/diner/lounge, with Bi-fold doors out to the West facing garden. No waiting list for parking zone V. (EPC Rating 71 - C, 103 Square meters internally)

Steps up to the front door opening into;

Entrance Hallway

Painted wooden floorboards, stairs rising to the upper floors, stairs descending to the lower ground floor, upvc double glazed sash window to the rear. Large walk-in storage cupboard with space and plumbing for washing machine. Doors to the ground floor bedroom or reception room and bathroom.

Reception Room 2/Ground Floor Bedroom 14' 1" x 11' 2" (4.30m x 3.40m)

Wooden floorboards, double glazed sash bay window to the front, radiator, feature fireplace.

Family Bathroom

Part opaque upvc double glazed sash window to the rear, bath with shower over, wc and hand basin.

Returning to the entrance hallway, stairs descend to the lower ground floor.

Kitchen/Diner 14' 1" x 9' 6" (4.30m x 2.90m)

Double glazed sash window to the front and two further high level windows to the front, range of fitted units with wooden work surfaces over, inset gas hob, electric oven, integrated dishwasher, sink and drainer unit, space and point for fridge freezer.

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

Wooden double glazed bi-folding doors opening out onto the rear garden, cupboard housing combination boiler.

Returning to the ground floor, stairs rise to the first floor landing with upvc double glazed sash window to the rear and doors to bedrooms 2 and 3 and stairs to the top floor.

Bedroom 14' 1" x 11' 2" (4.30m x 3.40m)

Double glazed sash bay window to the front and additional double glazed sash window, radiator.

Bedroom 10' 2" x 8' 6" (3.10m x 2.60m)

Upvc double glazed sash window to the rear, radiator.

Bedroom 14' 9" x 13' 9" (4.50m x 4.20m)

Velux window to the front, eaves storage, additional storage cupboard, double glazed window to the rear with great views, radiator.

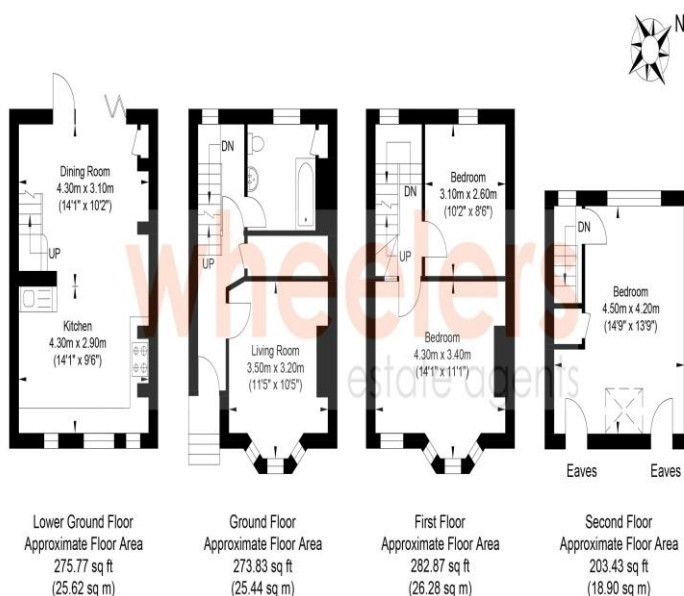
Rear Garden 15' 0" x 15' 0" (4.57m x 4.57m)

Decked area and lawned area enclosed by walled and fenced boundaries, enjoying a westerly aspect.

Tenure; Freehold

Council Tax; Band C

Luther Street



Approximate Gross Internal Area = 96.24 sq m / 1035.9 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

34 Luther Street
BRIGHTON
BN2 9XA

Energy rating

C

Valid until:

29 July 2035

Certificate number:

9300-2288-0222-2521-3353

Property type

Mid-terrace house

Total floor area

103 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		83 B
69-80	C	71 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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