

wheelers

estate agents



12 Hastings Road
Brighton, BN2 3AF

£455,000
Freehold

UWS1223

- Three Bedroom Victorian Terrace House
- Two Patio Gardens
- Bay Fronted Sitting Room
- Potential To Extend Into the Loft (STPP)
- Kitchen/Breakfast Room
- Opposite Fairlight School
- Plenty of Storage
- Bathroom With Under Floor Heating
- Gas Central Heating
- Upvc Double Glazing

**** 3 BEDROOMS. KITCHEN/BREAKFAST ROOM. 2 PATIOS **** This well presented Victorian terraced home is located within a one way Cul-de sac, opposite 'Fairlight School'. (Rated Good). Set back off the road and slightly elevated, with a front garden and steps to the front door. Lovely high ceilings, beautiful parquet flooring in the hallway, underfloor heating in the bathroom and ornate coving in the hallway and sitting room. Well-presented sitting room to the front of the house, with a feature fireplace. An excellent kitchen/breakfast room to the rear, with space for a table. Modern family bathroom also located to the rear of the house. 3 Bedrooms on the first floor, with the third bedroom making a perfect office/nursery. Potential to extend into the loft, as others in the road have done so already. Subject to the usual planning regulations required. 2 Patios, one accessed from the ground floor, the other from bedroom 3. EPC Rating 72 C. 81 Square meters internally. Parking Zone V, no waiting list at present.

Steps up to upvc double glazed front door opening into;

Entrance Hallway

Original Parquet flooring, radiator, stairs rising to the upper floors, bespoke under stairs storage cupboards, doors to the sitting room, kitchen and bathroom. Further inner hallway with built-in storage cupboards and upvc double door to the lower patio.

Sitting Room 13' 9" x 11' 3" (4.20m x 3.42m)

Upvc double glazed bay window to the front, radiator, cast iron fire place.

Kitchen 11' 1" x 9' 3" (3.39m x 2.82m)

Upvc double glazed window overlooking the rear garden. Range of fitted wall and base units with solid wood working surfaces over, inset sink and drainer unit with mixer tap over, inset gas hob and fitted electric oven. Space and plumbing for dishwasher, space and point for fridge freezer, radiator, space for table and chairs, engineered oak wooden flooring.

Bathroom 7' 2" x 7' 1" (2.19m x 2.16m)

Part tiled walls, opaque upvc double glazed window to the side, low level wc, wall hung vanity unit with hand basin, bath with thermostatically controlled shower over, heated towel radiator, under floor heating.

Returning to the entrance hallway, stairs rise to the half landing.

Bedroom 10' 7" x 7' 2" (3.22m x 2.18m)

Upvc double glazed window to the side, wooden floors, period style radiator, access to small loft storage, upvc double glazed door leading out to the rear patio.

Lower Patio 10' 7" x 6' 10" (3.22m x 2.08m)

Walled patio garden with storage shed.

First Floor Landing

Doors to bedrooms one and two and access to boarded loft storage with pull down ladder and power and light.

Bedroom 11' 2" x 9' 4" (3.41m x 2.84m)

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

Bedroom 15' 2" x 11' 8" (4.62m x 3.56m)

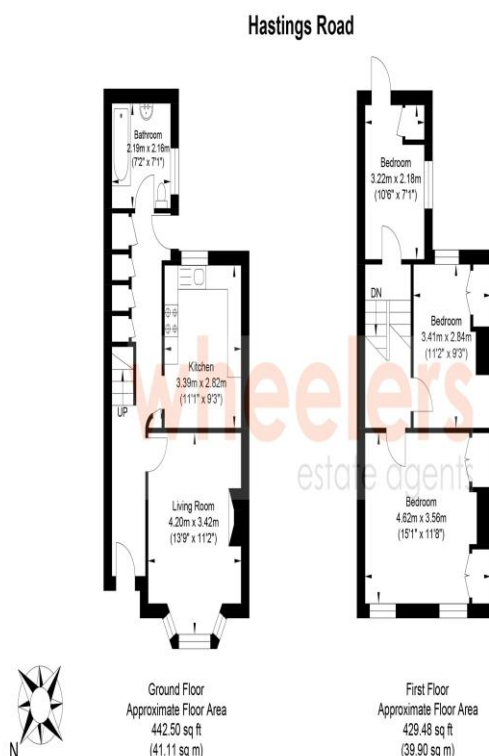
Two upvc double glazed windows to the front, radiator, built-in storage to either side of the chimney breast.

Patio Garden 15' 8" x 9' 9" (4.77m x 2.97m)

Walled patio garden.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 81.01 sq m / 871.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

12 Hastings Road BRIGHTON BN2 3AF	Energy rating C	Valid until: 16 July 2035
		Certificate number: 9339-3052-9203-5815-8200

Property type	Mid-terrace house
Total floor area	81 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	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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