



66 Washington Street
Brighton, BN2 9SR

£450,000
Freehold

UWS1221

- Three Storey Terrace House
- West Facing Garden
- Newly installed bathroom
- Three Bedrooms
- Open Plan Kitchen/Sitting Room

- Sought After Hanover Location
- Gas Central Heating
- Upvc Double Glazing
- No Chain

**** NO CHAIN. WEST FACING GARDEN. 3 BEDROOMS. NEW BATHROOM **** This bay fronted Victorian Hanover home is located on the favoured West side, meaning plenty of afternoon sun, through into the evening. The top floor has 2 bedrooms, both doubles, with excellent roof top views from the rear bedroom. The ground floor, has a large bedroom 3/reception 2 and a newly installed bathroom to the rear. The lower level is open plan, with the kitchen/breakfast/sitting room with access to the garden. The garden is on two levels. With a decked area and steps down to the remainder of the garden. Mostly upvc double glazed, gas central heating. 75 Square meters internally. EPC Rating D (61). Parking Zone V (currently no waiting list).

Front door opening into;

Entrance Hallway

Stairs rising to the upper floor and stairs descending to the lower ground floor, doors to bedroom or ground floor reception room and bathroom, sash window to the rear.

Reception Room or Bedroom 15' 4" x 10' 6" (4.68m x 3.20m) Upvc double glazed bay window to the front, radiator, cast iron fireplace.

Bathroom 8' 8" x 7' 1" (2.65m x 2.15m)

White suite comprising D shaped bath with shower over, hand basin, wc and heated towel radiator, opaque upvc double glazed window to the rear.

Stairs rising to the upper floor. Access to loft space and doors to both bedrooms.

Bedroom 13' 8" x 12' 1" (4.17m x 3.68m)

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

Bedroom 10' 4" x 8' 8" (3.16m x 2.65m)

Upvc double glazed window to the rear, radiator.

Returning to the ground floor, stairs descend to the lower level.

Kitchen 11' 1" x 9' 11" (3.37m x 3.02m)

Range of wall and base units with work surfaces over, inset stainless steel sink and drainer unit, inset 5 ring gas hob, eye level oven and grill, space and plumbing for slimline dishwasher, space and plumbing for washing machine, under stairs cupboard with Ideal combination boiler, upvc double glazed window to the rear, upvc double glazed door opening out to the rear garden.

Sitting Room 13' 5" x 9' 11" (4.10m x 3.01m)

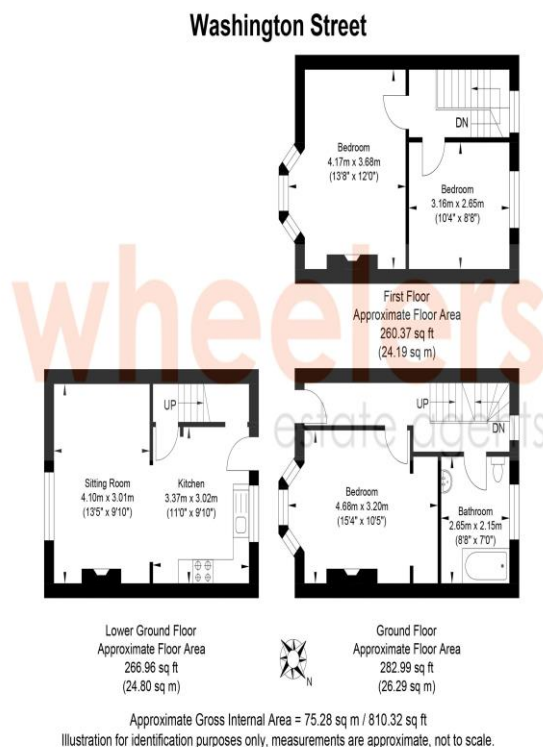
Upvc double glazed window to the front, radiator, cast iron fireplace.

Rear Garden 19' 9" x 13' 4" (6.02m x 4.06m)

Enclosed by walled and fenced boundaries and enjoying a westerly aspect. Raised decked area with steps down to the patio area.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

66, Washington Street
BRIGHTON
BN2 9SR

Energy rating

D

Valid until:

14 September 2029

Certificate number:

0364-2877-6115-9391-4425

Property type

Mid-terrace house

Total floor area

80 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.](#)

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		88 B
69-80	C		
55-68	D	61 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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