

# wheelers

estate agents



**19 Scotland Street**  
Brighton, BN2 9WA

**£429,950**

UWS1232

- Three Bedrooms Terrace House
- Two Reception Rooms
- Kitchen
- Bathroom
- No Chain
- Gas Central Heating
- Upvc Double Glazing
- Some Updating Required

**\*\*THREE BEDROOM HANOVER HOUSE. NO CHAIN. TWO RECEPTION ROOMS. PATIO GARDEN\*\*** Currently arranged as a three bedroom, two reception room house as the two ground floor reception rooms could be easily put back into a through sitting/dining room by removing the plasterboard wall in between. On the ground floor at the rear is the kitchen with access to the patio garden, also on this level the bathroom. On the first floor are three bedrooms. The property is offered for sale with no onward chain and has gas central heating and upvc double glazing. Parking Zone V (currently no waiting list). EPC Rating D (67).

**Wooden front door opening into;**

#### Entrance Hallway

Stairs rising to the upper floors, door to the sitting room and door to the dining room, under stairs storage and door to the kitchen.

#### Sitting Room 10' 10" x 9' 10" (3.30m x 3.0m)

Upvc double glazed window to the front, radiator. This room could be easily made into a through sitting/dining room by removing the current stud wall.

#### Dining Room 9' 10" x 8' 10" (3.0m x 2.70m)

Upvc double glazed window to the rear, radiator.

#### Kitchen 10' 6" x 6' 7" (3.20m x 2.0m)

Upvc double glazed window to the side and upvc double glazed door to the garden. Range of fitted wall and base units with work surfaces over, inset sink and drainer unit, space for cooker, space for under counter fridge and space for fridge freezer, space and plumbing for washing machine, radiator. Wall mounted Ideal combination boiler.

#### Bathroom

Opaque upvc double glazed window to the side, suite comprising bath with shower over, wc and hand basin.

**Returning to the entrance hallway, stairs rise to the half landing with door into;**

#### Bedroom Three 15' 9" x 6' 7" (4.80m x 2.0m)

Upvc double glazed window to the side, radiator.

#### First Floor Landing

Access to loft space, doors to bedrooms.

#### Bedroom Two 9' 10" x 8' 10" (3.0m x 2.70m)

Upvc double glazed window to the rear, radiator.

#### Bedroom One 14' 1" x 9' 10" (4.30m x 3.0m)

Upvc double glazed window to the front, radiator.

#### Patio Garden

Patio garden enclosed by walled boundaries.

**Tenure; Freehold**

**Council Tax; Band C**



Approximate Gross Internal Area = 72.36 sq m / 778.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

19 Scotland Street BRIGHTON BN2 9WA	Energy rating  D	Valid until: 13 September 2032
		Certificate number: 0350-2274-4210-2392-7085

Property type	Mid-terrace house
Total floor area	72 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		89 B
69-80	C		
55-68	D	67 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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