



24 Howard Road
Brighton, BN2 9TP

£629,950
Freehold

UWS1227

- Beautifully Extended Hanover Home
- 1,143 Square Feet / 106 Square Meters
- Bay Fronted Sitting Room
- 19'7 x 15'0 Open Plan Kitchen/Dining Room With Raised Snug
- Three Bedrooms
- Bathroom
- 37' x 14' Rear Garden
- No Chain
- Potential To Convert The Loft & Install Garden
- Room/Office/Studio (stnpp)
- Ground Floor Wc & Separate Utility Room

****BEAUTIFULLY EXTENDED HANOVER HOME WITH GENEROUS 37 ft REAR GARDEN. IMMACULATE CONDITION. NO CHAIN**** This exceptional Hanover property has been tastefully refurbished and extended by the current owners to an exacting standard, seamlessly blending period character with contemporary style. Offering 1,143 square feet/106 square meters of versatile living space arranged across two floors, with the potential for a loft conversion and garden office (stnpp), this wonderful home is ready to be lived in and full of potential for the future. Located within walking distance of Elm Grove & St Luke's primary schools and within the catchment area for Varndean and Dorothy Stringer secondary schools. The ground floor comprises a welcoming entrance hallway, a cloakroom/utility room with built-in storage, a WC under the stairs, and a bay-fronted sitting room with exposed brick chimney breast. To the rear, a stunning 19'7 x 15'0 open-plan kitchen/dining room with Velux windows and all-day sunlight flows beautifully into a bright snug area, complete with clever underfloor storage. Upstairs, the accommodation continues to impress with a spacious 15'6 x 13'5 bay-fronted master bedroom, two further well-proportioned bedrooms enjoying views over the garden, and a stylish family bathroom. Access to the loft via a built-in stepladder provides additional storage space. Externally, the property benefits from a delightful 37' x 14'5 south-east facing rear garden, providing an ideal space for outdoor dining, entertaining, and relaxation. The back patio has been levelled and made ready for a hard standing garden office or studio. The garden's south easterly aspect enjoys year-round sunshine, extending late into the evening in summer, and offers excellent opportunities for growing flowers or fruit and vegetables. Lovingly updated throughout, this superb home retains its period charm whilst delivering modern comfort and thoughtful design to the highest standard. Offered to the market with no onward chain. EPC Rating C (69). Parking Zone V (currently no waiting list).

Upvc double glazed door opening into;

Entrance Hallway

Stripped and polished floor boards, period style radiator, two under stairs storage cupboards, doors to the ground floor wc, utility room, kitchen/dining room and sitting room and stairs rising to the upper floor.

Sitting Room 11' 9" x 11' 9" (3.59m x 3.57m)

Upvc double glazed window to the front, stripped and polished wooden floor boards, exposed brick chimney breast, period style radiator.

Utility Room 9' 9" x 4' 7" (2.96m x 1.40m)

Fitted drying rack, fitted cupboards above and below a work surface with inset stainless steel sink and drainer unit, space and plumbing for washing machine, space and point for tumble dryer, radiator, access to under snug storage.

Ground Floor Wc

Low level wc and hand basin.

Open Plan Kitchen/Dining Room 19' 8" x 15' 0" (5.99m x 4.58m)

Fantastic open plan kitchen/dining room with two Velux windows, upvc double glazed window to the side and upvc double glazed sliding patio doors opening onto the rear garden. Fitted kitchen to one wall with ample cupboard and drawer space with work surface over with inset sink and drainer unit, inset induction hob with concealed extractor hood, space and point for fridge/freezer and space and plumbing for dishwasher. Ample space for large dining table and chairs. radiator, and steps up to;

Snug 9' 9" x 5' 11" (2.96m x 1.80m)

With concealed storage below which is accessed via a trap door and can also be accessed via the utility room. The current owners have made this into a cosy snug area with shelving for books etc, there is a socket for a wall mounted tv, if required and a radiator.

Returning to the entrance hallway; stairs rise to the half landing with hatch to small loft space and doors to the bathroom and bedroom three.

Bedroom Three 13' 10" x 7' 3" (4.22m x 2.21m)

Upvc double glazed window overlooking the rear garden, radiator.

Bathroom

Opaque upvc double glazed window to the side, heated towel radiator, low level wc, vanity unit with hand basin and bath with hand held shower attachment and clever rain fall shower head built into the ceiling.

Stairs rise from the half landing to the first floor landing with built-in storage cupboards and access to loft storage via a pull down ladder.

Bedroom Two 11' 11" x 9' 11" (3.62m x 3.01m)

Sash window to the rear, built-in storage cupboards and cupboard housing Vaillant boiler.

Bedroom One 15' 6" x 13' 5" (4.73m x 4.09m)

Upvc double glazed window to the front, radiator.

Rear Garden 37' 0" x 14' 5" (11.27m x 4.39m)

Enclosed by walled boundaries and enjoying a south-east facing aspect with lawned area, flower bed area and a raised patio area at the rear which has been levelled ready for a hard standing garden office or studio. The garden's south easterly aspect enjoys year-round sunshine, extending late into the evening in summer.

Tenure; Freehold

Council Tax; Band C

Energy performance certificate (EPC)

24 Howard Road
BRIGHTON
BN2 9TP

Energy rating

C

Valid until:

28 August 2035

Certificate number:

2130-3054-2208-9335-1204

Property type

Semi-detached house

Total floor area

109 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 C.

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

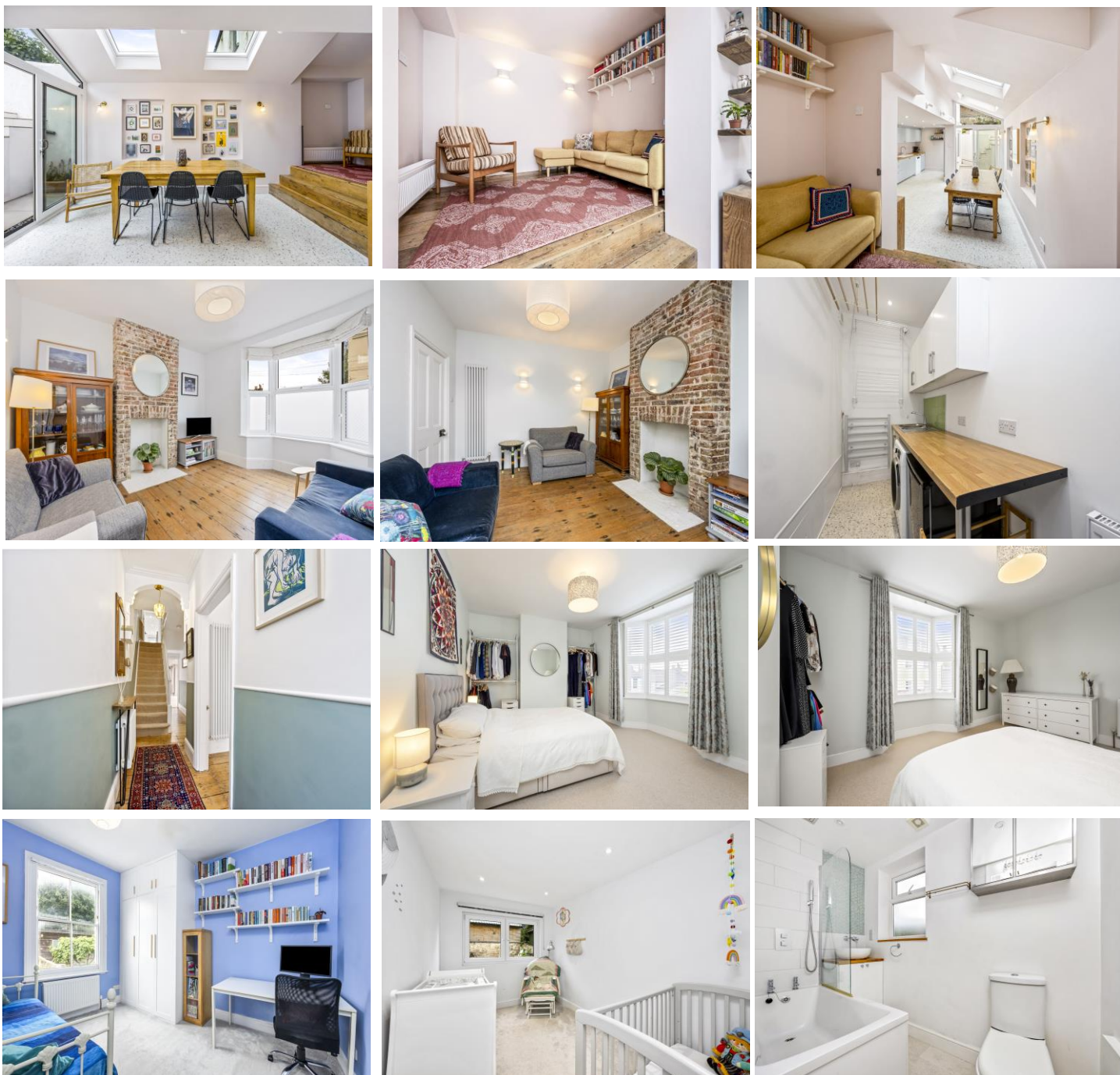
The graph shows this property's current and potential energy rating.

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		
69-80	C	69 C	78 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.

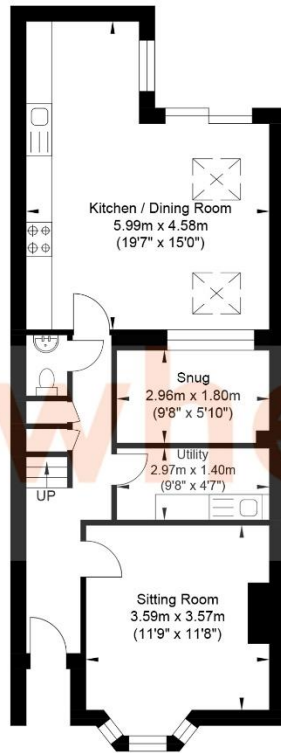
INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

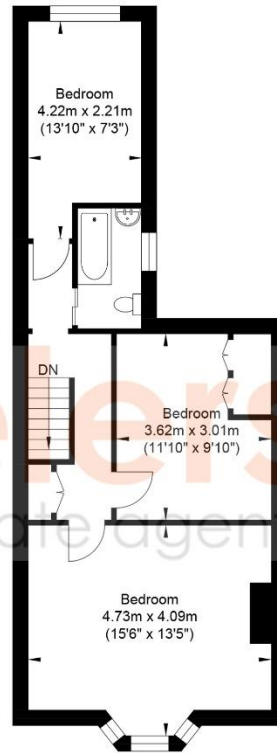
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Howard Road



Ground Floor
Approximate Floor Area
620.53 sq ft
(57.65 sq m)



First Floor
Approximate Floor Area
523.01 sq ft
(48.59 sq m)

Approximate Gross Internal Area = 106.24 sq m / 1143.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.