



89 Ewart Street
Brighton, BN2 9UP

£440,000
Freehold

UWS1231

- Two Bedroom Victorian House
- Dual Aspect Through Sitting/Dining Room
- Kitchen
- Gas Central Heating

- West Facing Patio Garden
- Viewing Highly Recommended
- Sought After Hanover Location
- Upstairs Bathroom
- Plenty of Storage
- Upvc Double Glazing

**** EXTREMELY WELL PRESENTED. WEST FACING GARDEN. SPACIOUS LOUNGE/DINER **** Located on one of Hanover's widest streets, this is an outstanding 2 bedroom Victorian house. Positioned on the favoured West side and backing onto Grant Street, the garden is the perfect sun trap for afternoon and early evening sun. Spacious dual aspect through lounge/diner with sliding doors out the garden. Kitchen overlooking the garden. 2 Double bedrooms and modern bathroom with 2 windows to the rear. Plenty of storage and loft space too. In our opinion viewing is highly recommended. (EPC Rating - 70 C) 75 Square meters internally. Parking Zone V, no waiting list at present. Close to outstanding pubs, schools, coffee shops and all that vibrant Hanover offers.

Front door opening into;

Entrance Hallway

Stripped and polished wooden floors, door into;

Dining Room 0' 0" x 0' 0" (0.00m x 0.00m)

Dual aspect through sitting/dining room, dining area measures 10'11 x 9'5 with upvc double glazed sliding patio doors out to the garden, stripped and polished wooden floors, vertical radiator, door to the kitchen, the sitting room area measures 10'10 x 10' with upvc double glazed window to the front, radiator and feature cast iron fireplace and a door to the inner hallway.

Kitchen 10' 11" x 6' 7" (3.34m x 2.01m)

Upvc double glazed window to the rear, wall mounted boiler, large under stairs storage cupboard. Fitted kitchen with work surfaces over with inset sink and drainer unit, space and point for gas cooker with extractor hood over, space and point for fridge freezer, space and plumbing for washing machine, radiator.

Inner Hallway

Upvc double glazed window to the front, stairs rising to the first floor landing with doors to both bedrooms and the bathroom.

Bedroom One 16' 6" x 10' 11" (5.02m x 3.32m)

Upvc double glazed window to the front, radiator, stripped and polished wooden floors, door to a large walk-in storage cupboard.

Bedroom Two 11' 0" x 9' 11" (3.36m x 3.02m)

Upvc double glazed window to the rear, radiator, stripped and polished wooden floors, feature cast iron fireplace, built in storage cupboards to either side of the chimney breast.

Bathroom 8' 4" x 7' 6" (2.53m x 2.29m)

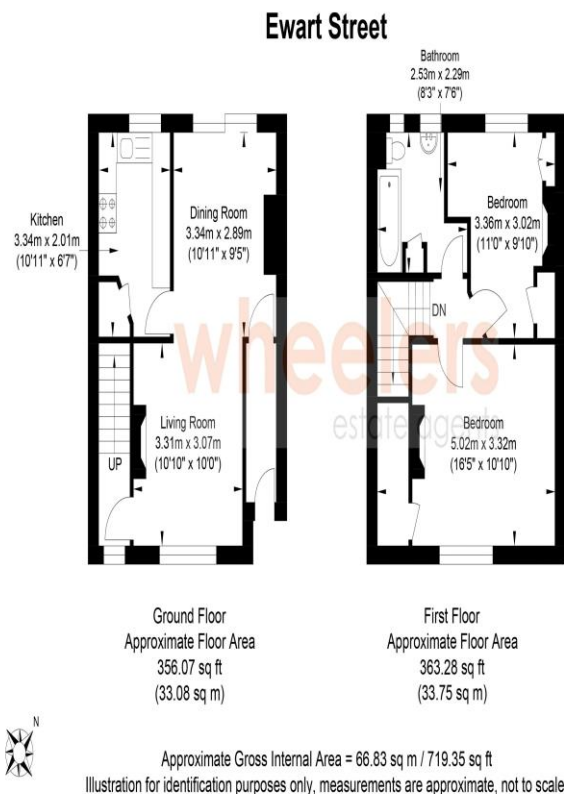
Two upvc double glazed windows to the rear, suite comprising bath with electric shower over, wc and hand basin, heated towel radiator, built-in storage cupboard.

West Facing Patio Garden 19' 6" x 19' 0" (5.94m x 5.79m)

Raised decked area leading down to the patio garden enclosed by fenced boundaries and enjoying a westerly aspect, perfect for afternoon/evening sun. Brick built shed for storage.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

89 Ewart Street
BRIGHTON
BN2 9UP

Energy rating

C

Valid until:

18 September 2035

Certificate number:

8435-4821-0500-0476-4292

Property type

Mid-terrace house

Total floor area

75 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		81 B
69-80	C	70 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**

Wheelers Estate Agents
119 Islingword Road
Hanover
Brighton
BN2 9SG

01273-606027
wheelersestateagents.co.uk
info@wheelersestateagents.co.uk