

wheelers

estate agents



11 Grant Street
Brighton, BN2 9UN

£350,000
Freehold

UWS1218

- Extensive updating required throughout
- 2 Double bedrooms
- Potential to extend, subject to the usual planning regulations required
- West facing garden
- Highly desired street in Hanover
- Some original features
- No chain

**** WEST FACING GARDEN. EXTENSIVE MODERNISATION REQUIRED. POTENTIAL TO EXTEND, SUBJECT TO THE USUAL PLANNING REGULATIONS REQUIRED. NO CHAIN) **** This Victorian house is located on highly desired Grant Street in popular Hanover. Lots of potential here and some original features. Through lounge/diner and kitchen on the ground floor, with access to the west garden. 2 Double bedrooms and bathroom on the first floor. Many on Grant Street have extended into the loft, to create a third bedroom and/or extended the kitchen into the side return. (Subject to the usual planning regulations required) Due to the condition of this property and the updating required, cash buyers are preferred or buyers with a large deposit and a small mortgage required. (Proof will be required) Priced to take into account the works required. Parking Zone V, no waiting list at present. (EPC Rating 42 - E) 72 Square meters internally.

Location

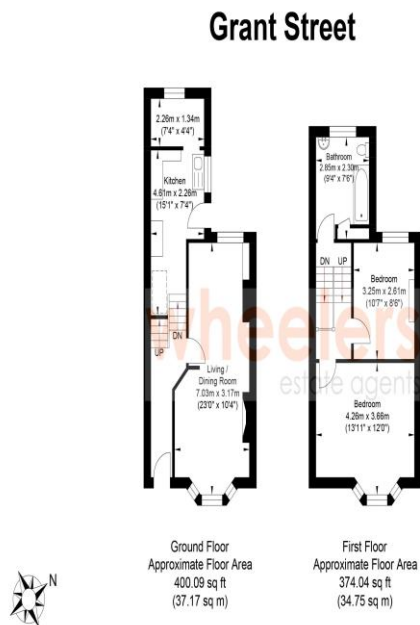
Hanover is located within a 15 minute walk of Brighton station, city centre and the seafront. It is well known for its sense of community, brightly coloured houses, superb schools and well-loved pubs. Plenty of local shops and an excellent bus service on neighbouring roads.

Description

Grant Street is a one way street, running off Islingword Road and the houses are only on the west side. Front door leads into a hallway, with stairs to the first floor and steps down to the kitchen. The through lounge/diner is on the right side of the hallway. Access to the west garden is from the kitchen. There is a room off the kitchen, we believe was once a bathroom. The first floor has a bathroom above the kitchen, with loft access, a landing with access to the main loft and 2 double bedrooms. Houses in this condition are very rare now and this is a great opportunity to redevelop a house to your own style and taste.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area (Including Garage) = 71.92 sq m / 774.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

11 Grant Street
BRIGHTON
BN2 9UN

Energy rating

E

Valid until:

24 September 2035

Certificate number:

0390-2012-5510-2025-1571

Property type

Mid-terrace house

Total floor area

79 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 E. It has the potential to be D.

[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		
55-68	D		66 D
39-54	E	42 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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