



62 Carlyle Street
Brighton, BN2 9XW

£550,000
Freehold

UWS1153

- A well presented 3 storey three bedroom terraced house with magnificent views from the master bedroom & bedroom 3 to the Sea & the Downs
- Lounge / Dining Room with door to rear raised decked patio & rear garden
- Good sized kitchen with French doors to the rear garden
- Modern upstairs bathroom with white suite
- Bedroom 1 with amazing views across Brighton to the Downs & down to the Sea
- 2 First floor bedrooms
- Gas heating with combi boiler
- Double glazed
- West facing rear garden with raised decked patio
- Views to the Down & the Sea
- Highly recommended

**** STUNNING PRESENTATION. 3 DOUBLE BEDROOMS. EXCELLENT VIEWS. WEST GARDEN **** This is a beautiful 3 storey Victorian house, located perfectly for nearby Elm Grove and St Luke's Schools. The owners have impeccable taste, with a great eye for colour and design. Freshly painted on the exterior, with a very inviting hallway, leading into a lovely bright and light lounge/ dining room, with a newly installed rear door, out to a raised decked area, leading down to the garden. A modern kitchen to the rear with a further door out to the sunny garden. An amazing bathroom and 2 bedrooms on the first floor and a well designed loft converted bedroom 1 on the first floor, with superb views over Brighton. The garden has been really well designed, with large raised flower beds, astro turfed lawn and mature plants. Internal viewing is highly recommended. (EPC Rating 68 - D) 99 sq m internally.

Entrance door leading to:

Entrance Hallway

Radiator, cupboard housing gas & electric meters and fuse box, stairs to first floor, smoke alarm, stairs down to kitchen, wood flooring and door to:

Lounge / Dining Room 22' 10" x 11' 6" (6.95m x 3.50m)

2 Radiators, smoke alarm, wood flooring, double glazed bay window to front aspect and double glazed door leading to rear raised decked side return patio.

From entrance hallway stairs and under-stairs storage area to:

Kitchen 11' 1" x 7' 10" (3.38m x 2.39m)

A range of base cupboards and drawers with laminated plywood work-surfaces above, stainless steel sink with mixer tap, 4 ring gas hob with oven below & extractor hood above, space for slim-line dishwasher, plumbing for washing machine, space for upright fridge/freezer, smoke alarm, inset spotlights, part tiled walls, 2 pull-out style storage cupboards, African slate tiled floor, double glazed side window and double glazed French doors leading to the rear garden.

From entrance hallway stripped wood stairs leading to:

Mezzanine Landing

Bathroom 9' 2" x 8' 1" (2.79m x 2.46m)

Modern white suite of double ended bath with wall mounted mixer tap, thermostatic shower with drench shower head & adjustable spray attachment, glass shower screen, low-level W.C. Wash basin with wall mounted mixer tap and cupboard below, 3 column old school style radiator, inset spotlights, cupboard housing gas combination boiler, part tiled walls, extractor fan, two wall lights, large ceramic tiled flooring and double glazed sash window to rear aspect.

From mezzanine landing stripped wood stairs leading to:

First Floor Landing

Stairs to second floor and smoke alarm.

Bedroom 2 15' 3" x 11' 10" (4.64m x 3.60m)

Radiator, two double door wardrobe cupboards, open reach master socket, smoke alarm and double glazed bay window to front aspect with side views to the Downs.

Bedroom 3 10' 3" x 9' 8" (3.12m x 2.94m)

Radiator, smoke alarm and double glazed sash window overlooking the rear garden.

From first floor landing stairs leading to:

Second Floor

Double glazed window with magnificent views down to the sea and across Brighton to the Downs. Door to:

Bedroom 1 16' 8" x 13' 8" (5.08m x 4.16m)

Radiator, velux window, eaves storage cupboard, double cupboard, inset spotlights, laminated flooring and large double glazed window with views across Brighton to the Downs and down to the sea.

Outside

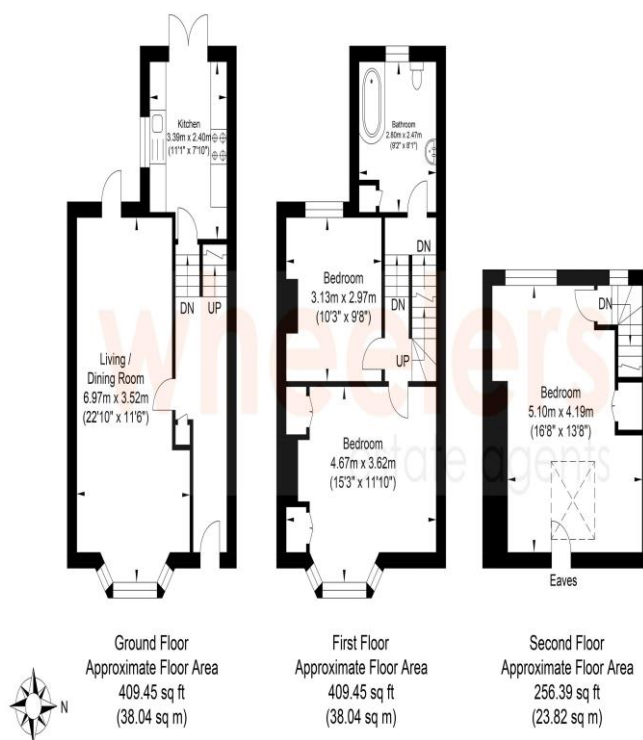
Rear side return 10' 0" x 5' 6" (3.05m x 1.68m)

Raised decked area with under-croft storage, outside water tap and steps down to rear garden.

Rear Garden 19' 4" x 15' 1" (5.89m x 4.59m)

West Facing. Laid to astro-turf with side flagstones, side & rear raised flower beds, timber rendered wall boundaries. Council Tax Band C.

Carlyle Street



Approximate Gross Internal Area = 99.90 sq m / 1075.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 62 Carlyle Street BRIGHTON BN2 9XW | Energy rating D | Valid until: 9 May 2034 |
| | | Certificate number: 0320-2160-2350-2894-3701 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 128 square metres |

Rules on letting this property

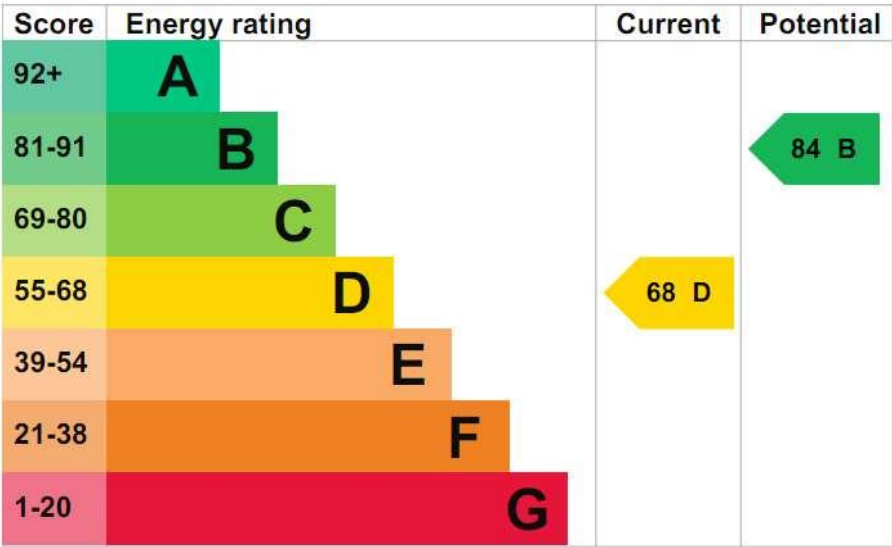
Properties can be let if they have an energy rating from A to E.

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.](#)



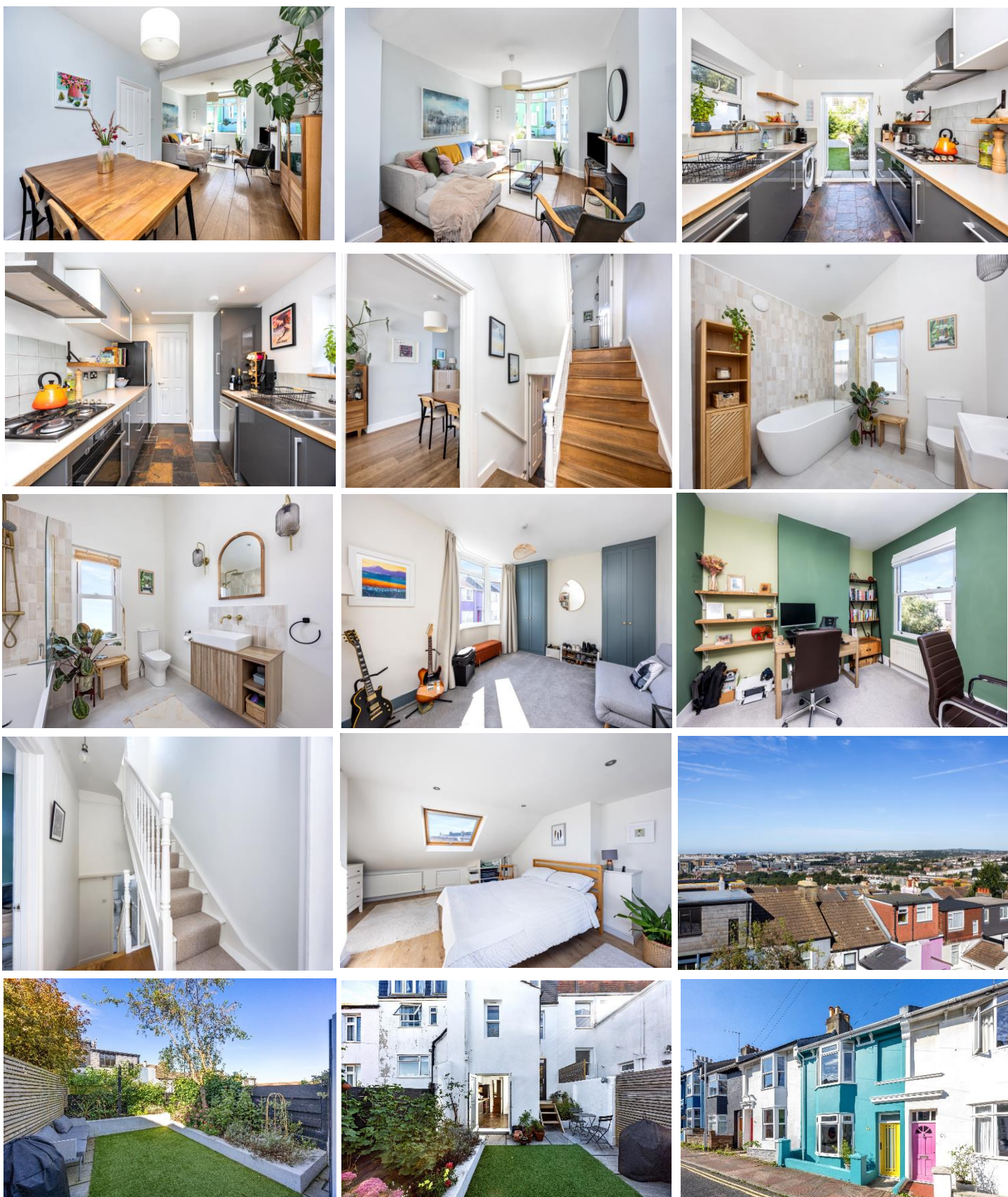
The graph shows this property's current and potential energy rating.

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

Breakdown of property's energy performance



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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