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estate agents



23 Redvers Road
Brighton, BN2 4BF

£400,000
Freehold

UWS1233

- Two Bedroom House
- Large Rear Garden
- 25' Through Sitting Room
- Wood Burning Stove

- Good Size Kitchen
- Bathroom
- Gas Central Heating
- Upvc Double Glazing

**** END OF TERRACE. LARGE THROUGH LOUNGE/DINER. DOUBLE GLAZING. GOOD SIZE GARDEN **** An attractive red brick end of terrace house, with side access, located close to Lewes Road. Exposed wood flooring, 25ft through lounge/diner. modern kitchen to the rear. Upstairs bathroom above the kitchen and 2 double bedrooms. Potential to extend, subject to the usual building regulations requirements. Good size West facing garden, wall and fence enclosed. (EPC Rating D 68) 76 Square meters internally) Parking zone U, light touch, no waiting list at present.

Front door opening into; entrance hallway;

Sitting Room 12' 2" x 10' 8" (3.71m x 3.24m)

Upvc double glazed window to the front, stripped and polished wooden floor boards, wood burning stove, radiator.

Dining Area 13' 10" x 11' 4" (4.22m x 3.45m)

Upvc double glazed window to the rear, radiator, under stairs storage cupboards, stairs to the first floor.

Kitchen 13' 1" x 7' 3" (4.0m x 2.20m)

Upvc double glazed windows to the rear and side, good range of fitted wall and base units with work surfaces over. Inset gas hob, extractor hood, fitted oven, space and plumbing for washing machine, space and point for fridge freezer, upvc double glazed door opening out to the rear garden.

First Floor Landing

Doors to the bedrooms and bathroom, storage cupboard, access to loft space.

Bedroom 13' 11" x 12' 5" (4.25m x 3.78m)

Upvc double glazed window to the front, radiator, built-in storage.

Bedroom 11' 6" x 8' 2" (3.50m x 2.48m)

Feature fireplace, upvc double glazed window to the rear, radiator.

Bathroom 10' 9" x 7' 0" (3.28m x 2.14m)

Upvc double glazed window to the rear, white suite comprising free standing bath, wc, basin and shower cubicle, radiator.

Garden

Great sized lawned garden laid to lawn enclosed by walled and fenced boundaries.

Tenure; Freehold

Council Tax; Band C

Redvers Road



Approximate Gross Internal Area = 76.4 sq m / 823.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

23 Redvers Road
BRIGHTON
BN2 4BF

Energy rating

D

Valid until:

24 September 2035

Certificate number:

0340-2213-4510-2095-5561

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 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		81 B
69-80	C		
55-68	D	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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