



1 Redvers Road
Brighton, BN2 4BF

Offers in Excess of
£375,000
Freehold

UWS1237

- Three Bedroom End Of Terrace House
- 118 Square Meters/1,278 Square Feet
- Two Reception Rooms
- Kitchen

- In Need Of Modernisation
- No Onward Chain
- Utility Room
- Conservatory
- Wet Room & Shower Room
- Rear Garden and Garage

****THREE BEDROOM END OF TERRACE HOUSE. GARAGE. IN NEED OF MODERNISATION. 118 SQUARE METERS/1,278 SQUARE FEET. NO CHAIN**** Occupying a prominent corner position at the junction of Redvers Road and Milner Road, this spacious three-bedroom end-of-terrace house is offered for sale with no onward chain. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, utility room, wet room, and conservatory on the ground floor. Upstairs, there are three bedrooms and a shower room. Additional benefits include gas central heating, upvc double glazing, a patio garden to the rear, and a detached garage. This property offers excellent potential for modernisation and would make an ideal family home. Parking Zone U (light touch parking and free at weekends). EPC Rating D (65)

Upvc double glazed front door opening into;

Entrance Hallway

Doors to all rooms and stairs to the first floor.

Sitting Room 16' 1" x 13' 9" (4.90m x 4.20m)

Double aspect sitting room with upvc double glazed windows to the front and side, radiator.

Dining Room 10' 10" x 10' 6" (3.30m x 3.20m)

Upvc double glazed window to the side, radiator.

Kitchen 21' 4" x 9' 10" (6.50m x 3.0m)

Upvc double glazed window to the side, range of fitted wall and base units with work surfaces over, inset stainless steel sink and drainer unit, gas hob, fitted eye level oven and grill. Space and plumbing for washing machine, space and point for under counter fridge, space and point for fridge freezer.

Utility Room

Opaque upvc double glazed window to the side, space and plumbing for washing machine, space and point for tumble dryer. Low level wc and hand basin.

Wet Room

Opaque upvc double glazed window to the side, fully tiled walls, thermostatically controlled shower, towel radiator.

Conservatory 9' 10" x 4' 11" (3.0m x 1.50m)

Conservatory opening onto the rear garden.

First Floor Landing

Doors to all rooms and loft hatch.

Bedroom One 15' 9" x 11' 2" (4.80m x 3.40m)

Dual aspect with upvc double glazed windows to the front and side, radiator.

Bedroom Two 14' 1" x 10' 10" (4.30m x 3.30m)

Upvc double glazed window to the side, radiator, built-in wardrobes.

Bedroom Three 10' 6" x 10' 2" (3.20m x 3.10m)

Upvc double glazed window to the rear, radiator, cupboard housing boiler.

Shower Room 5' 11" x 5' 3" (1.80m x 1.60m)

Opaque upvc double glazed window to the side, fully tiled walls, enclosed shower cubicle, wc and hand basin, heated towel radiator.

Garage 19' 0" x 11' 1" (5.79m x 3.38m)

Garage located at the side of the property on Milner Road.

Garden

Patio garden enclosed by walled and fenced boundaries.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area (Excluding Garage) = 118.76 sq m / 1278.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

1 Redvers Road BRIGHTON BN2 4BF	Energy rating D	Valid until:	15 October 2035
		Certificate number:	9370-2897-4500-2695-3511

Property type	End-terrace house
Total floor area	114 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 C.

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



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