

wheelers

estate agents



27 Howard Road
Brighton, BN2 9TP

£399,950
Freehold

UWS1238

- No chain
- Large through lounge/diner
- Patio garden and roof terrace
- 2 Bedrooms
- Some updating required, but reflected in the asking price
- Gas central heating and double glazing
- Located on one of Hanover's widest roads
- Close to Elm Grove School

**** NO CHAIN. 2 DOUBLE BEDROOMS. ROOF TERRACE & PATIO GARDEN. SOME UPDATING REQUIRED ****
Wheeler's are pleased to offer this freehold, 2 double bedroom house. located in desirable Hanover, on one of Hanover's widest roads. A large through lounge/diner with a kitchen and bathroom to the rear. 2 Bedrooms on the first floor, with access out to the roof terrace from the rear bedroom. South-East facing patio garden. Double glazing and gas central heating. Priced to take into account the work required. Parking zone V, no waiting list at present. Howard Road is a one way road, running in between Islingword Road and Elm Grove. Plenty of excellent local pubs nearby, as well as a local convenience shop at the end of the road. 60 Square meters internally. Parking Zone V (currently no waiting list). EPC Rating D (68).

Upvc double glazed front door opening into;

Entrance vestibule

Door opening into;

Sitting/dining room 21' 2" x 12' 8" (6.44m x 3.87m)

Upvc double glazed window to the front, radiators, cupboard housing meters, doors to the kitchen and bathroom and stairs to the first floor.

Kitchen 10' 4" x 6' 5" (3.16m x 1.95m)

Range of fitted wall and base units with work surfaces over. Inset sink and drainer unit with mixer tap, inset ceramic hob with extractor hood over. Fitted electric oven, integrated fridge freezer, space and plumbing for washing machine. Upvc double glazed window and door overlooking and leading out to the rear garden.

Bathroom 10' 6" x 5' 3" (3.20m x 1.60m)

Opaque upvc double glazed window to the rear, part tiled walls, suite comprising wc, hand basin, bath with hand held shower attachment and enclosed shower cubicle, heated towel radiator.

First Floor Landing

Cupboard housing combination boiler.

Bedroom One 13' 0" x 9' 11" (3.95m x 3.02m)

Upvc double glazed window to the front, radiator.

Bedroom Two 10' 1" x 10' 0" (3.07m x 3.04m)

Upvc double glazed door leading out to the roof terrace, radiator.

Roof Terrace 11' 0" x 10' 1" (3.35m x 3.08m)

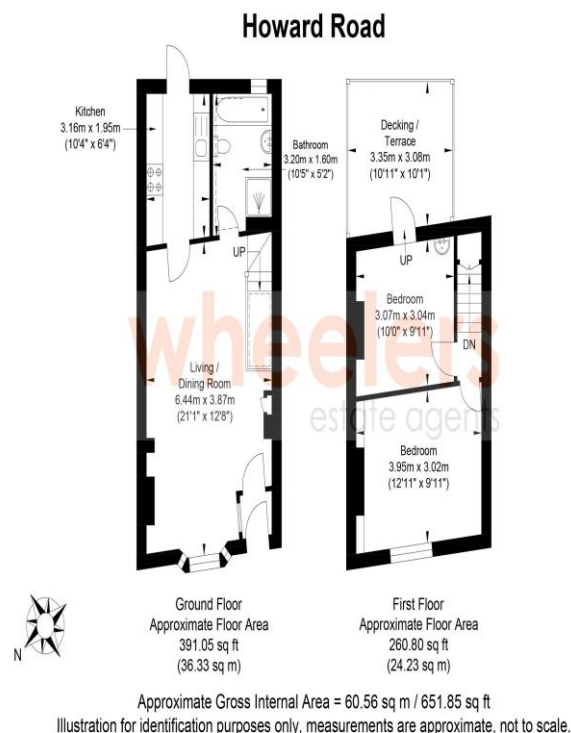
Decked roof terrace with a south easterly aspect.

Rear Garden 17' 2" x 13' 3" (5.23m x 4.04m)

Tiered patio garden enclosed by walled boundaries enjoying a south easterly aspect.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

27 Howard Road
BRIGHTON
BN2 9TP

Energy rating

D

Valid until:

14 November 2035

Certificate number:

8835-5629-7509-0270-6292

Property type

Mid-terrace house

Total floor area

62 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.](#)

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		78 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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