



49 Richmond Street
Brighton, BN2 9PD

£585,000
Freehold

UWS1190

- Four Bedroom Terrace House
- Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom
- En-suite Facilities
- Triple Glazing
- Gas Central Heating
- Fantastic Views
- Approx 128 Square Meters/1,387 Square Feet
- Approx 39'9 x 13'2 Rear Garden

FOUR BEDROOMS* *FAMILY BATHROOM* *EN-SUITE FACILITIES* *FANTASTIC VIEWS ACROSS BRIGHTON TO THE SEA AND DOWNS* *Approx 39' x 13'2 REAR GARDEN This spacious home measures approximately 128 square meters/1,387 square feet and is set out over three floors and boasts a reception room to the front with kitchen/dining room at the rear opening out to the rear garden. There are three bedrooms and a family bathroom on the first floor and the top floor offers an 18'4 x 15'1 bedroom with en-suite facilities and an incredible view across Brighton roof tops from large windows, Velux windows to the front provide views across Brighton to the sea. Parking Zone C, which runs down to Kemptown seafront (no waiting list at present) (EPC Rating C - 76). Viewing highly recommended.

Location

Richmond Street is located off Queen's Park Road and is mostly made up of two and three storey Victorian terraced houses. It is located on the Southerly end of Hanover, on the borders of Queen's Park and Kemptown. Richmond Street is parking Zone C which runs down to Kemptown seafront. Nearby schools are Carlton Hill, St Luke's and Queen's Park. Excellent pubs and coffee shops are close by, such as The Setting Sun, The Independent and The Starfish. Bus services run close by on Queen's Park Road and Brighton City centre is a short walk away.

Entrance Hallway

Coir composite front door opens from the street into the entrance hallway, stripped wooden floors, under stairs storage area, radiator, stairs rising to the upper floors and doors opening to the sitting room, dining area, and kitchen/dining room.

Sitting Room

A quirky sunken sitting room to the front with plenty of bespoke built-in storage, radiator, triple glazed window to the front. The second part of this room is raised with a triple glazed window overlooking the rear garden, radiator.

Kitchen/Breakfast Room

Triple glazed window to the side, range of wall and base units with work surfaces over with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob, fitted eye level electric oven, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for slim-line dishwasher. Cupboard housing Ideal combination boiler. Both the kitchen and breakfast room area have stripped wooden floors. Step take down to the breakfast/dining room area with triple glazed windows to the side and French doors open out to the rear garden, ample space for table and chairs, radiator.

First Floor Landing

Stairs rise from the ground floor entrance hallway to the first floor landing with high level window and doors to the three bedrooms and family bathroom and stairs to the upper floor.

Bedroom

Triple glazed windows to the front enjoying a southerly aspect, radiator.

Bedroom

Triple glazed window to the rear, radiator.

Bedroom

Triple glazed window to the side, radiator.

Family Bathroom

Large double glazed window to the rear, enclosed shower cubicle, bath, wc and hand basin, radiator.

Bedroom

Stairs rise from the first floor to the upper floor with a large window with impressive views across Brighton. The room itself has a large window to the rear with great views, eaves storage, two Velux windows to the front with sea views. Door to;

En-Suite

Velux window to the front, wc and hand basin, radiator, the en-suite has the plumbing and the space for a shower to be installed.

Rear Garden

Measuring approximately 39'9 x 13'2 and enclosed by walled boundaries, patio area, side area with storage cupboard, lawned area.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

49 Richmond Street BRIGHTON BN2 9PD	Energy rating C	Valid until: 29 November 2034
		Certificate number: 9682-3944-9209-6074-0200

Property type	Mid-terrace house
Total floor area	137 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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