



**52 Holland Street**  
Brighton, BN2 9WB

**Guide Price £525000**  
Freehold

UWS1132

- A large 4 storey three double bedroom terraced house situated in highly sought after Hanover in Brighton
- Lounge with fitted wood burner
- Large bathroom with white suite
- Downstairs kitchen / dining Room with stable door to the West facing patio
- 2 Double bedrooms on the first floor
- Bedroom 1 (loft conversion) with en-suite shower room & views across Brighton to the Downs
- Part double glazed
- Gas heating with combi boiler
- Some stripped wood floors
- Some fitted plantation blinds
- West facing rear patio
- Viewing is highly recommended

**\*\* A BEAUTIFULLY PRESENTED 3 DOUBLE BEDROOM, FOUR STOREY HOME, WITH A WEST GARDEN & FANTASTIC VIEWS \*\*** (Guide price £525,000 - £550,000) This wonderful home is located on a very neighbourly street, between Southover Street and Albion Hill, just up from The Level. On the ground floor is a stunning lounge with a wood burner and stripped wooden flooring, the bathroom is located behind to the rear of the house, with a bay window. On the lower level is kitchen/diner with access to the sunny West facing garden. 2 double bedrooms on the first floor. The loft has been converted to create a fantastic main bedroom with en suite, with super views over Brighton. Viewing is highly recommended. (EPC Rating 69 C, 97 Sq meters internally)

**Entrance door leading to:**

**Entrance Hallway**

Radiator, original ceiling corbels, cupboard housing gas & electric meters and fuse box, stairs to first floor, window to rear aspect, stripped & polished wood floor and door to:

**Lounge 14' 11" x 11' 2" (4.54m x 3.40m)**

2 White three column old school style radiators, fitted wood burner, large range of book shelving, Virgin media point, inset spotlights, smoke alarm, stripped & polished wood floor and sash window to front aspect with fitted plantation shutters.

**Bathroom 9' 1" x 7' 2" (2.77m x 2.18m)**

White suite of bath with mixer tap & adjustable spray attachment, fitted thermostatic shower with drench shower head, glass shower screen, wash basin, low-level W.C. Ceramic tiled floor, part tiled walls, 2 column old school style radiator, inset spotlights, extractor fan and double glazed frosted bay window to rear aspect.

**From entrance hallway stripped wood stairs leading to:**

**First Floor Landing**

Window, stripped & polished wood floor, stairs to second floor and door to:

**Bedroom 2 14' 0" x 11' 2" (4.26m x 3.40m)**

3 Column old school style radiator, 2 built-in wardrobe cupboards, one wall with fitted book shelving, coir carpet and sash window to front aspect with fitted plantation shutters.

**Bedroom 3 10' 11" x 0' 11" (3.32m x 0.28m)**

3 Column old school style radiator, stripped wood floor and uPVC sash double glazed bay window to rear aspect.

**From 1st floor landing stripped wood stairs leading to:**

**Second Floor**

Double glazed window with views across Brighton to the Downs, smoke alarm and door to:

**Bedroom 1 17' 9" x 9' 8" (5.41m x 2.94m)**

4 Column old school style radiator, eaves storage cupboards, velux window, double wardrobe cupboard, inset spotlights, engineered wood floor and uPVC double glazed sash window with fitted plantation shutters and views across Brighton to the Downs. Door to:

**En-Suite Shower Room**

Fully tiled shower cubicle with fitted thermostatic shower and drench shower head, folding glass door, extractor fan. Low-level W.C. Wash basin, fully tiled walls, ceramic tiled floor, white ladder style radiator and velux window.

**From entrance hallway stripped wood stairs leading down to:**

**Lower Ground Floor**

**Kitchen / Breakfast Room 14' 2" x 11' 2" (4.31m x 3.40m)**

A range of wood base cupboards and drawers with moulded work-surfaces over, inset 4 ring gas hob with oven below, large white butler sink with mixer tap, matching range of wall mounted cupboards, plumbing for washing machine and dishwasher, space for upright fridge/freezer, smoke alarm, 2 under-stairs storage cupboards, inset spotlights, ceramic tiled floor, wall mounted gas combination boiler, part tiled walls, radiator and sash window over-looking the rear garden. Nest smoke alarm & mist system and stable door leading to:

**Rear Garden 20' 2" x 14' 0" (6.14m x 4.26m)**

West facing. Mainly brick paved with side and rear raised flower beds with a mixture of plants, shrubs and trees, outside water tap and timber garden shed, brick and flint wall boundaries. Council Tax Band C



# Energy performance certificate (EPC)

52 Holland Street BRIGHTON BN2 9WB	Energy rating	Valid until:	14 May 2034
	<b>C</b>	Certificate number:	9843-3038-9205-9804-0200

Property type: Mid-terrace house

Total floor area: 97 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+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>	69 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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