



25 Argyle Road
Brighton, BN1 4QA

Guide Price £650,000
Freehold

UWS1276

- **No Chain**
- **Three Bedroom Terrace House**
- **Through Sitting/Dining Room**
- **Beautiful Kitchen**
- **Gas Central Heating**
- **Beautifully Presented Throughout**
- **Internal Viewing Highly Recommended**
- **Incredible 67' Rear Garden**
- **Family Bathroom**
- **Upvc Double Glazing**

Guide Price £650,000–£675,000. **NO CHAIN. **67FT REAR GARDEN. **STUNNING HOUSE. Offered for sale with no onward chain, this beautifully presented three-bedroom terrace house is ideally situated close to both Brighton Station and London Road Station. A standout feature of the property is the impressive 67 ft split-level rear garden, backing onto the London Road Viaduct. Set back from the road, the accommodation spans 93 square meters//100 square feet and includes a spacious through sitting/dining room and a beautifully fitted kitchen/breakfast room with French doors opening onto the garden. The first floor comprises two double bedrooms, a study/bedroom three, and a modern family bathroom. There is also potential to extend into the loft space, subject to the necessary planning consents, as neighbouring properties have done. The current owners have significantly improved the property in recent years including a newly fitted kitchen, new boiler, wireless heating controls, and upgraded the loft insulation. Viewing is highly recommended to fully appreciate the quality, condition, and exceptional garden this home has to offer. EPC Rating C (71). Parking Zone J (currently no waiting list).

Composite front door opening into entrance hallway

Radiator, stairs to first floor, original ceiling coving and corbels, stripped and polished wood floor boards, under stairs storage cupboard.

Through Sitting/Dining Room 23' 9" x 20' 9" (7.24m x 6.33m)

Upvc double glazed bay window to the front, fireplace, stripped and polished wooden floor boards, ceiling coving, period style radiator, upvc double glazed window to the rear, period style radiator.

Kitchen/Breakfast Room 16' 11" x 8' 7" (5.16m x 2.62m)

Beautifully fitted kitchen units with quartz working surfaces over, inset butler sink, space and point for fridge freezer, integrated dishwasher, integrated washing machine, induction hob with extractor hood over, fitted electric oven, two upvc double glazed windows to the side, Upvc double glazed French doors opening onto the rear garden.

Half Landing

Door to bathroom and bedroom three/study.

Bedroom Three/Study 8' 9" x 6' 4" (2.66m x 1.92m)

Upvc double glazed window overlooking the rear garden, high level window to the side, Velux window, radiator.

Bathroom

Velux window, opaque upvc double glazed window to the rear, fully tiled walls, P shaped bath with shower over, wc and vanity unit with hand basin, heated towel radiator.

First Floor Landing

Loft hatch with pull down ladder the loft is boarded, has excellent height, planning permission has previously been granted for a loft conversion. There are 2 Velux windows.

Master Bedroom 14' 8" x 13' 11" (4.46m x 4.24m)

Upvc double glazed sash bay window to the front, stripped and wooden floor boards, radiator, fitted wardrobes to either side of the chimney breast.

Bedroom 11' 3" x 9' 9" (3.42m x 2.96m)

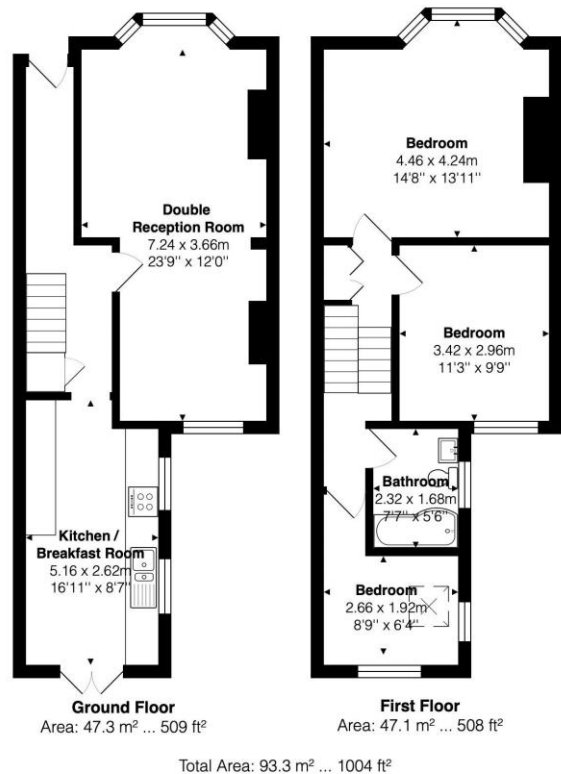
Upvc double glazed window to the rear, stripped and wooden floor boards, radiator, fireplace,

Rear Garden 67' 8" x 15' 1" (20.61m x 4.59m)

Fantastic tiered garden with two patio areas, lawned area with side flowers & shrub beds, further steps leading to rear paved area, all enclosed by fenced boundaries.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

25 Argyle Road
BRIGHTON
BN1 4QA

Energy rating

C

Valid until: 11 April 2033

Certificate number: 0380-2162-2240-2897-8521

Property type: Mid-terrace house

Total floor area: 95 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.](#)

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		89 B
69-80	C	71 C	
55-68	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**

Wheelers Estate Agents
 119 Islingword Road
 Hanover
 Brighton
 BN2 9SG

01273-606027
wheelersestateagents.co.uk
info@wheelersestateagents.co.uk