



51 Islingword Road
Brighton, BN2 9SF

£550,000
Freehold

UWS1308

- **Guide Price**
£550,000 - £575,000
- **Stunning Three Bedroom**
Terrace House
- **1,225 Sq Ft/113 Sqm**
- **Bay Fronted Through**
Sitting/Dining Room

- **Gas Central Heating & Upvc**
Double Glazing
- **18' Secluded Garden**
- **Vendor Suited**
- **Beautifully Fitted Kitchen**
- **Family Bathroom**
- **Contemporary Shower Room**

****GUIDE PRICE £550,000 - £575,000**** A simply stunning three bedroom, three storey terrace house located in sought-after Hanover and renovated to an exceptional standard by the current owners. Extending to approximately 1,225 square feet/113 square meters, this beautifully presented home combines stylish contemporary interiors with a versatile layout arranged over three floors. The ground floor offers a superb through sitting/dining room with a door opening directly onto the rear garden, creating a wonderful sense of connection between the living space and outside. To the rear is a beautifully appointed kitchen, again with direct access to the garden. A half landing leads to a good-sized family bathroom with under floor heating, with two well-proportioned bedrooms arranged across the first floor. The impressive principal bedroom suite has been created by the current owners and occupies the upper floor, providing a bright and spacious bedroom together with a contemporary styled shower room featuring underfloor heating. To the rear is a private, low-maintenance garden with artificial lawn, providing an attractive and secluded outdoor space. With direct access from the sitting/dining room, the garden creates a seamless extension of the living accommodation and is an ideal space for relaxing or entertaining. EPC Rating C (74). Parking Zone V (waiting list applies).

Front door opening into entrance hallway;

Stairs rising to the upper floors, under stairs storage, door to into the sitting/dining room and kitchen, radiator.

Sitting Room 15' 1" x 12' 0" (4.59m x 3.65m)

Upvc double glazed window to the front with fitted plantation shutters, vertical radiator, feature fireplace.

Dining Room 11' 10" x 10' 0" (3.60m x 3.05m)

Upvc double glazed door leading out to the rear garden, radiator, fitted cupboard and shelf storage to either side of the chimney breast.

Kitchen 9' 0" x 7' 9" (2.75m x 2.36m)

Upvc double glazed window to the side, range of fitted wall and base units with solid wood work surfaces over, inset butler sink, inset gas hob, concealed extractor, fitted oven below. Integrated dishwasher, fridge and freezer, and space and plumbing for washing machine. Glazed door opening onto the rear garden.

Bedroom 15' 3" x 13' 11" (4.65m x 4.25m)

Upvc double glazed bay window to the front with fitted plantation shutters, radiator.

Bedroom 12' 0" x 10' 0" (3.67m x 3.05m)

Upvc double glazed window to the rear, stripped and painted floor boards, radiator.

Bathroom 9' 1" x 7' 10" (2.76m x 2.39m)

Opaque upvc double glazed window to the rear, ladder style towel radiator, wc, hand basin and bath with shower over. Under floor heating.

Master Bedroom Suite 14' 10" x 13' 6" (4.52m x 4.12m)

Two Velux windows to the front, eaves storage, period style radiator, built-in storage.

Shower Room 9' 1" x 5' 3" (2.77m x 1.60m)

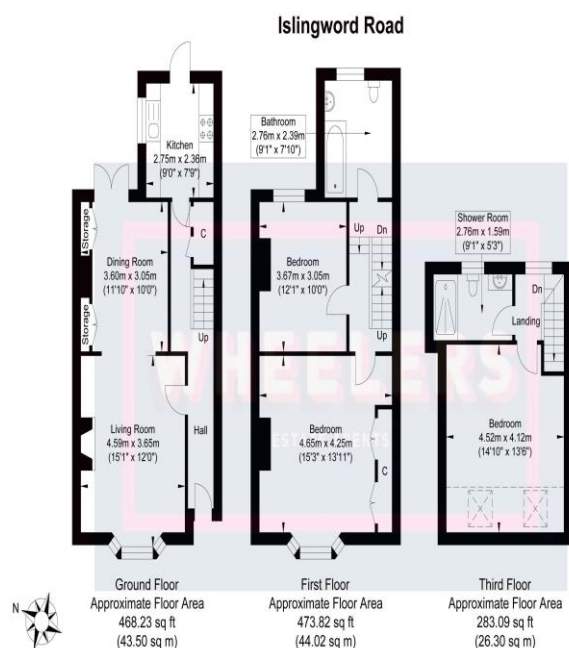
Opaque upvc double glazed window to the rear, walk-in shower, wc and hand basin, under floor heating.

Rear Garden 18' 7" x 15' 4" (5.66m x 4.67m)

Easterly aspect garden enclosed by walled boundaries, artificial grass, outside tap.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

51 Islingword Road
BRIGHTON
BN2 9SF

Energy rating

C

Valid until:

14 September 2036

Certificate number:

0340-2054-7610-2496-1685

Property type

Mid-terrace house

Total floor area

126 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		83 B
69-80	C	74 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**

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