



20 Luther Street
Brighton, BN2 9XA

£425,000
Freehold

UWS1281

- **Extremely Well Presented Terrace House**
- **Two Double Bedrooms**
- **Open Plan Sitting/Dining Room**
- **Kitchen**
- **Recently Improved By Current Owners**
- **25' Patio Garden**
- **Viewing Essential**
- **Bathroom**
- **Gas Central Heating**
- **Upvc Double Glazing**

****TWO BEDROOMS. **OPEN PLAN SITTING/DINING ROOM. **25' PATIO GARDEN.** Situated on desirable Luther Street, a charming one-way road backing onto the reservoir in the highly sought-after Hanover area, this well presented two double bedroom terraced house has been significantly improved by the current owners and offers bright, airy accommodation throughout. The ground floor features a spacious open-plan sitting and dining room with attractive wooden flooring, creating a warm and welcoming living space. To the rear, the kitchen overlooks the enclosed patio garden, providing an ideal setting for both everyday living and entertaining. On the half landing is a well-appointed family bathroom, while the first floor offers two bedrooms, with the master bedroom enjoying attractive rooftop views across the surrounding area. A particular feature of the property is the loft space, accessed via a pull-down ladder and benefiting from a Velux window. This versatile area could serve as a hobby space, home office, or useful additional storage space. Outside, the enclosed rear patio garden measures approximately 25 feet and provides a low-maintenance outdoor retreat. An ideal first-time purchase, or downsizer's home, in one of the city's most popular neighbourhoods. EPC Rating D (65). Parking Zone V (waiting list applies).

Sitting/Dining Room 19' 7" x 13' 5" (5.98m x 4.09m)

Upvc double glazed bay window to the front with fitted plantation shutters, wooden floors, vertical radiator, upv double glaze French doors to the garden, stairs to the first floor with clever understairs storage. Step down into;

Kitchen

Upvc double glazed window to the side, range of fitted wall and base units with work surfaces over, inset sink unit, inset hob, fitted extractor, fitted oven, space and point for fridge freezer, space and fitted wine fridge.

First Floor Half Landing

Door to bathroom and few stairs to the first floor landing.

Bathroom

Opaque upvc double glazed window to the rear, suite comprising wc, hand basin and bath with shower over.

First Floor Landing

Doors to both bedrooms and loft hatch with pull down ladder to loft space.

Bedroom 13' 6" x 10' 1" 5" (4.12m x 3.09m)

Upvc double glazed bay window to the front with fitted plantation shutters and rooftop views, vertical radiator, wooden floors.

Bedroom 8' 10" x 8' 10" (2.69m x 2.69m)

Upvc double glazed window to the rear, radiator.

Loft space 11' 10" x 11' 2" (3.60m x 3.40m)

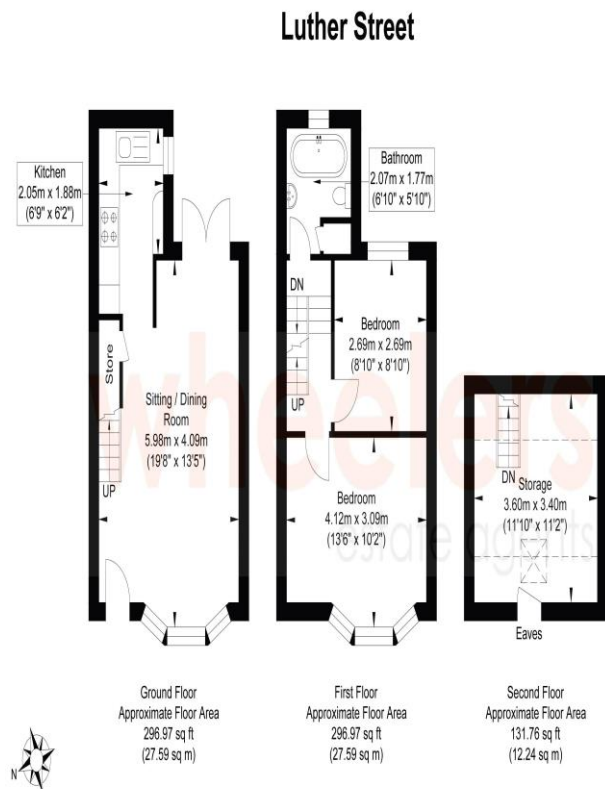
Velux window with fantastic rooftop views. Perfect space for additional storage, hobby space or home office. (Please note this is not a bedroom, purely a useful loft space).

Patio Garden 25' 8" x 14' 7" (7.82m x 4.44m)

Enjoying a south easterly aspect and enclosed by walled and fenced boundaries, a perfect low maintenance garden with ample space for entertaining.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 67.42 sq m / 725.70 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

20 LUTHER STREET
BRIGHTON
BN2 9XA

Energy rating

D

Valid until: **25 April 2031**

Certificate number: **2763-3005-8204-2639-8200**

Property type: Mid-terrace house

Total floor area: 58 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 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		90 B
69-80	C		
55-68	D	65 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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