

wheelers

estate agents



17 Lynton Street
Brighton, BN2 9XQ

£525,000
Freehold

UWS1291

- Three Bedroom Bay Fronted Terrace House
- Three Storeys
- Open Plan Sitting/Dining Room
- Well Fitted Kitchen
- Contemporary Shower Room With Under Floor Heating
- 27' Rear Patio Garden
- Close To Elm Grove & St Luke's Schools
- Viewing Essential
- Gas Central Heating
- Extremely Well Maintained By Current Owners

****THREE BEDROOM BAY FRONTED TERRACE HOUSE. **STUNNING GARDEN. **VIEWING ESSENTIAL.**

Beautifully presented and impeccably maintained, this attractive three-storey bay-fronted Victorian home occupies a highly sought-after position in Hanover, within easy reach of both Elm Grove and St Luke's Schools. Lovingly cared for by the current owners for the past 30 years, the property offers bright, well-proportioned accommodation extending to approximately 94 sq m (1,018 sq ft), seamlessly combining period character with a warm and welcoming atmosphere. The ground floor features a spacious open-plan sitting and dining room, ideal for both everyday living and entertaining, alongside a separate fitted kitchen with direct access to the delightful rear garden. On the half landing is a generously sized contemporary shower room with the added luxury of underfloor heating. The first floor offers two well-proportioned double bedrooms, while the top floor is dedicated to an impressive master bedroom enjoying far-reaching views across the rooftops of Brighton. Outside, the beautifully landscaped rear garden extends to approximately 27 feet, providing a peaceful and private space for relaxing, al fresco dining and entertaining. EPC Rating C (69). Parking Zone V (waiting list applies).

Steps up to composite front door; opening into;

Sitting/Dining Room 22' 11" x 14' 4" (6.98m x 4.36m)

Sash bay window to the front with fitted plantation shutters, radiator, fireplace with fitted gas fire, ample space for both sitting and dining room furniture, sash window to the rear with radiator below, under stairs storage area and door into;

Kitchen 10' 11" x 6' 11" (3.32m x 2.10m)

Upvc double glazed window and door to the rear garden, further window to the rear. Well fitted kitchen with plenty of cupboard and drawer storage with wood working surfaces over. Inset sink and drainer unit with mixer tap, inset gas hob with extractor over. Fitted electric oven, integrated slimline dishwasher, space and plumbing for washing machine, integrated fridge and freezer, and vertical radiator.

Half Landing

Stairs from the sitting/dining room lead to the half landing with door into;

Shower Room 8' 9" x 6' 11" (2.66m x 2.11m)

Opaque upvc double glazed window to the rear, Velux window, walk-in shower cubicle, hand basin, wc, and a cupboard housing combination boiler, under floor heating.

First Floor Landing

Few steps up from the half landing with doors to both bedrooms and a stair case to the top floor.

Bedroom 14' 1" x 11' 11" (4.28m x 3.63m)

Sash bay window to the front with fitted plantation shutters, radiator below, fitted wardrobes to either side of the chimney breast.

Bedroom 10' 10" x 8' 10" (3.29m x 2.69m)

Sash window overlooking the rear garden, radiator.

Master Bedroom 18' 10" x 12' 8" (5.73m x 3.87m)

Velux window to the front with far reaching views, eaves storage, upvc double glazed window to the rear with fitted plantation shutters, radiator.

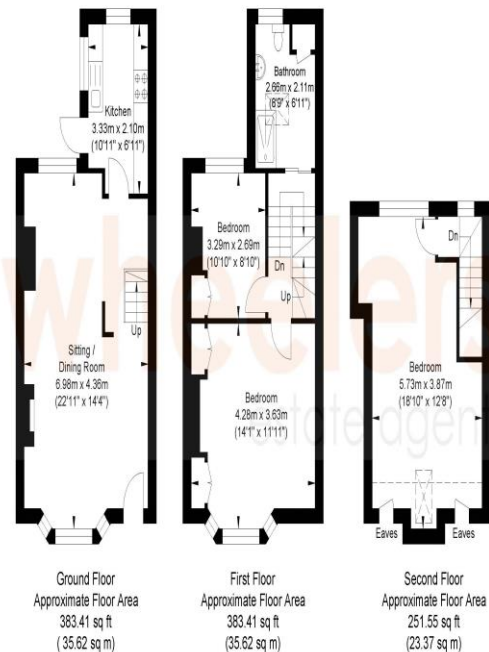
Rear Garden 27' 9" x 14' 3" (8.45m x 4.34m)

Patio area with outside tap and shed storage, steps up to a beautifully planted garden enclosed by walled and fenced boundaries.

Tenure; Freehold

Council Tax; Band C

Lynton Street



Approximate Gross Internal Area = 94.61 sq m / 1018.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

17 Lynton Street BRIGHTON BN2 9XQ	Energy rating C	Valid until: 30 June 2036
		Certificate number: 2717-3064-4206-7586-0200

Property type	Mid-terrace house
Total floor area	94 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		81 B
69-80	C	69 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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