

wheelers

estate agents



59 Franklin Road
Brighton, BN2 3AE

£455,000
Freehold

UWS1290

- **Well Presented Two Bedroom Terrace House**
- **45' South West Facing Rear Garden**
- **24' Through Sitting/Dining Room**
- **Close To The Patch**
- **Viewing Essential**
- **Well Appointed Kitchen and Bathroom**
- **Two Double Bedrooms**
- **Gas Central Heating**
- **Upvc Double Glazing**

****45' SOUTH WEST FACING GARDEN. **TWO BEDROOM TERRACE HOUSE. **LOCATED NEAR THE PATCH.** A beautifully presented two-bedroom terraced house, featuring a stunning 45ft south west-facing rear garden. This bright and welcoming home is arranged over two floors and opens into a spacious entrance hallway. The impressive 24ft box bay-fronted through sitting/dining room offers a charming blend of character and comfort, with painted floorboards adding to its appeal. The well-appointed kitchen is fitted with a range of units and enjoys a pleasant outlook over the rear garden. A spacious bathroom is conveniently positioned on the half landing, with two generous double bedrooms completing the first-floor. The real highlight of this delightful property is the south west-facing garden, measuring approximately 45ft. Beautifully established with an abundance of plants and flowers, it also features a hidden patio area at the rear, creating a wonderful private retreat. This lovely home has been carefully maintained by the current owner and offers an excellent opportunity for buyers seeking a characterful property in a sought-after location. Situated on Franklin Road, close to the popular Patch area and well placed for reputable local schools. Viewing is highly recommended. EPC Rating D (56). Parking Zone V (waiting list applies).

Entrance Hallway;

Stairs rising to the first floor, good area of under stairs storage, step down to the kitchen, opening into;

Through Sitting/Dining Room 23' 11" x 12' 6" (7.30m x 3.82m)

Upvc double glazed box bay window to the front, period style radiator below, dining area with upvc double glazed window to the rear, vertical radiator, painted floor boards.

Kitchen 8' 10" x 7' 8" (2.68m x 2.33m)

Upvc double glazed window overlooking the rear garden, great range of fitted units with work surfaces over, inset induction hob, inset sink and drainer unit, fitted electric oven, integrated washing machine, integrated slim-line dishwasher, space and point for fridge freezer, upvc double glazed door opening out to the rear garden.

Half Landing

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

Bathroom 8' 9" x 7' 9" (2.67m x 2.35m)

Opaque upvc double glazed window to the rear, suite comprising bath with hadn held shower attachment, enclosed shower cubicle, wc and hand basin. Period style radiator.

First Floor Landing

Painted floor boards, storage cupboard, hatch to loft.

Master Bedroom 16' 1" x 12' 6" (4.91m x 3.82m)

Upvc double glazed box bay to the front, additional double glazed window to the front, radiator, built-in storage to either side of the chimney breast.

Bedroom Two 11' 0" x 10' 4" (3.35m x 3.15m)

Upvc double glazed window to the rear, radiator.

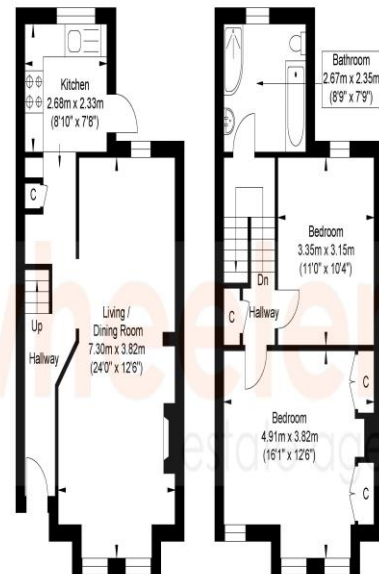
Rear Garden 45' 0" x 17' 0" (13.71m x 5.18m)

Enclosed by walled boundaries and enjoying a south westerly aspect with a hidden patio area to the rear.

Tenure; Freehold

Council Tax; Band C

Franklin Road



Ground Floor
Approximate Floor Area
432.70 sq ft
(40.20 sq m)

First Floor
Approximate Floor Area
438.74 sq ft
(40.76 sq m)



Approximate Gross Internal Area = 80.96 sq m / 871.44 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

59, Franklin Road
BRIGHTON
BN2 3AE

Energy rating

D

Valid until:

13 August 2028

Certificate number:

9048-8045-7258-5598-7920

Property type

Mid-terrace house

Total floor area

83 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 C.

[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		
69-80	C		79 C
55-68	D	56 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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