



16 St Helens Road
Brighton, BN2 3EE

Guide Price £375,000
Freehold

UWS1266

- **No Chain**
- **Four Bedrooms**
- **Two Reception Rooms**
- **Kitchen**
- **Utility Room**
- **Double Glazing & Gas Central Heating**
- **Close To Good Schools**
- **Requires Updating Throughout**
- **Bathroom & Shower Room**
- **Good Size Rear Garden**

****NO CHAIN. **FOUR BEDROOMS. **TWO RECEPTION ROOMS. **KITCHEN & UTILITY ROOM. **GOOD SIZE REAR GARDEN.** Currently let as an HMO, with the existing tenants due to vacate on 11th August, this spacious property is offered for sale with no onward chain. Providing flexible accommodation across three floors, the home offers excellent potential to be converted back into a substantial family residence, complemented by a generous rear garden and a convenient location close to local schools and amenities. The accommodation extends to approximately 89 sq m / 966 sq ft and briefly comprises, on the ground floor, a bedroom or additional reception room, a sitting/dining room, kitchen, and utility room. The first floor features two double bedrooms, a bathroom, and a separate shower room, while the top floor offers two further bedrooms. Additional benefits include gas central heating and uPVC double glazing throughout. EPC Rating D (59). Parking Zone S (light touch and free at weekends).

Upvc double glazed front door opening into; entrance hallway

Stairs to the upper floors, door into ground floor bedroom or reception room, door into sitting room and kitchen.

Reception Room or Ground Floor Bedroom 11' 9" x 10' 6" (3.57m x 3.19m)

Upvc double glazed window to the front, radiator.

Reception Room 11' 2" x 8' 9" (3.41m x 2.67m)

Upvc double glazed window into the kitchen, radiator.

Kitchen 8' 10" x 7' 8" (2.68m x 2.34m)

Range of fitted wall and base units with work surfaces over, inset ceramic hob with extractor hood over, fitted electric oven, space for under counter fridge, space and plumbing for dishwasher. Door into;

Utility Room

Space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge freezer, glazed door out to the rear garden.

First Floor Landing

Doors to both bedrooms and stairs to the upper floor.

Bedroom 10' 2" x 9' 5" (3.11m x 2.86m)

Upvc double glazed window to the front, radiator.

Bedroom 9' 6" x 8' 8" (2.89m x 2.65m)

Upvc double glazed window to the rear, radiator, built-in cupboard.

Bathroom

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

Shower Room

Wc, hand basin and shower cubicle with electric shower.

Top Floor

Doors to both bedrooms.

Bedroom 13' 9" x 9' 4" (4.19m x 2.84m)

Upvc double glazed window to the front, radiator.

Bedroom 8' 9" x 8' 4" (2.66m x 2.54m)

Velux window to the rear, radiator.

Garden

Enclosed by fenced boundaries and accessed via steps down from the utility room.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 89.79 sq m / 966.47 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

16, St. Helens Road
BRIGHTON
BN2 3EE

Energy rating

D

Valid until: **15 March 2029**

Certificate number: **9158-2011-6227-5681-4900**

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 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		83 B
69-80	C		
55-68	D	59 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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