



**73 Islingword Street**  
Brighton, BN2 9US

**£425,000**  
Freehold

UWS1256

- **No Chain**
- **Three Storey Terrace House**
- **Two Double Bedrooms (Potential To Make 3 Bedrooms)**
- **Bathroom**
- **Sitting Room**
- **Upvc Double Glazing**
- **24' x 14 Rear Patio Garden With An Outbuilding With Power**
- **Potential To Extend (stnpp)**
- **Open Plan Kitchen/Dining Room**
- **Gas Central Heating**

**\*\*NO CHAIN\*\* TWO BEDROOM TERRACE HOUSE\*\* SITTING ROOM\*\* OPEN PLAN KITCHEN/DINING ROOM\*\* 24' REAR PATIO GARDEN\*\* POTENTIAL TO EXTEND (stnpp). The accommodation is arranged over three floors and offers well-proportioned living space throughout. On the ground floor, there is a welcoming large open reception room (with simple modifications this could be bedroom 3) and a family bathroom. The first floor comprises two generous double bedrooms. On the lower ground level, you'll find a bright open-plan kitchen and dining area, featuring bi-folding doors that open directly onto the rear garden — perfect for indoor-outdoor living and entertaining. There is also an out building with power in the garden. The property benefits from gas central heating and uPVC double glazing and is offered to the market with no onward chain. While some updating is required, this home presents excellent potential. There is scope to extend into the loft, as others on the street have done (subject to the usual consents), which could create an impressive additional master suite. Parking Zone V (waiting list applies). EPC Rating C (71).**

**Upvc double glazed front door opening into entrance vestibule with door into;**

**Sitting Room 22' 4" x 14' 1" (6.80m x 4.28m)**

Upvc double glazed window to the front, radiator, stairs leading to the lower ground floor and stairs rising to the first floor, door into;

**Bathroom 8' 7" x 5' 10" (2.62m x 1.77m)**

Opaque upvc double glazed window to the rear. Suite comprising bath with shower over, wc and hand basin, heated towel radiator.

**First Floor Landing**

Upvc double glazed window to the rear, access to loft, doors to both bedrooms.

**Bedroom 14' 0" x 10' 9" (4.26m x 3.28m)**

Upvc double glazed window to the front, radiator.

**Bedroom 11' 2" x 8' 9" (3.41m x 2.66m)**

Upvc double glazed window to the rear, radiator.

**Returning to the ground floor, stairs lead down to the open plan kitchen/dining room. 21' 1" x 13' 9" (6.43m x 4.19m)**

Upvc double glazed window to the front. Range of fitted wall and base units with work surfaces over, sink and drainer unit, gas hob with extractor hood over. Eye level double oven, space and plumbing for dishwasher, space and point for fridge/freezer. Under stairs area with space and plumbing for washing machine and space and point for tumble dryer. Cupboard housing wall mounted Worcester combination boiler, vertical radiator. Double glazed bi-folding doors opening onto the rear garden.

**Garden 24' 4" x 14' 5" (7.41m x 4.39m)**

Patio garden enclosed by walled boundaries with ample space for table and chairs. Outbuilding with power.

**Tenure; Freehold**

**Council Tax; Band C**

**Islingword Street**



Approximate Gross Internal Area = 85.14 sq m / 916.43 sq ft

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

# Energy performance certificate (EPC)

73 Islingword Street BRIGHTON BN2 9US	Energy rating	Valid until: 11 February 2036
	<b>C</b>	Certificate number: 9892-3059-6202-8036-0204

Property type	Mid-terrace house
Total floor area	90 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		82 B
69-80	C	71 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**

**Wheelers Estate Agents**  
**119 Islingword Road**  
**Hanover**  
**Brighton**  
**BN2 9SG**

**01273-606027**  
**wheelersstateagents.co.uk**  
**info@wheelersstateagents.co.uk**