



49 Jersey Street
Brighton, BN2 9NU

£505,000
Freehold

UWS1292

- No Chain
- Three Bedrooms/One Reception Room
- Two Bedrooms/Two Reception Rooms
- 21' Open Plan Kitchen/Dining Room
- Tri-Folding Doors To West Facing Patio Garden
- Upvc Double Glazing
- 101 Square Meters/1,091 Square Feet
- Potential To Extend Into Loft (STNPP)
- Contemporary Styled Bathroom
- Gas Central Heating

****NO CHAIN. **WEST FACING GARDEN. **SUPERB OPEN PLAN KITCHEN/SITTING ROOM WITH TRI-FOLDING DOORS. **POTENTIAL TO EXTEND INTO THE LOFT (stnpp).** A fantastic three-bedroom, three-storey house situated in the highly sought-after Hanover area, offered for sale with no onward chain. Spanning approximately 101 square metres (1,091 square feet), this versatile home offers well-proportioned accommodation arranged over three floors, with excellent potential to suit a variety of lifestyles. At ground floor level, the property features a charming bay-fronted room which could be used as either a third bedroom or a second reception room, alongside a contemporary bathroom. The first floor provides two further well-proportioned double bedrooms. The lower ground floor forms the heart of the home, offering a well-appointed kitchen/breakfast room with ample space for dining and entertaining. Tri-folding doors open directly onto a west-facing patio garden, creating a wonderful connection between the kitchen and the outside space and providing an ideal setting for relaxing or entertaining during the afternoon and evening. With its versatile accommodation, attractive west-facing garden and highly desirable Hanover location, and the potential to extend into the loft as other have done in this street, and subject to the usual consents, this is an appealing home with plenty to offer. EPC Rating C (72). Parking Zone V (waiting list applies).

Front door opening into; entrance hallway

Stairs to the first floor, and stairs to the lower ground floor, door into ground floor reception or bedroom, and door into the bathroom, period style radiator.

Bedroom/Reception Room 11' 6" x 10' 10" (3.51m x 3.30m)

Upvc double glazed bay window to the front, period style radiator, built-in storage cupboards to either side of the chimney breast, feature fireplace.

Bathroom 10' 8" x 8' 8" (3.24m x 2.63m)

Opaque upvc double glazed window to the rear, contemporary white suite with wc, bath, large walk-in shower cubicle, and wall hung basin with vanity unit, heated towel radiator.

First Floor Landing

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

Bedroom 14' 1" x 11' 6" (4.30m x 3.51m)

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

Bedroom 11' 7" x 11' 2" (3.52m x 3.41m)

Upvc double glazed window to the rear, radiator.

Lower Ground Floor

Kitchen/Sitting/Dining Room 21' 1" x 13' 7" (6.43m x 4.13m)

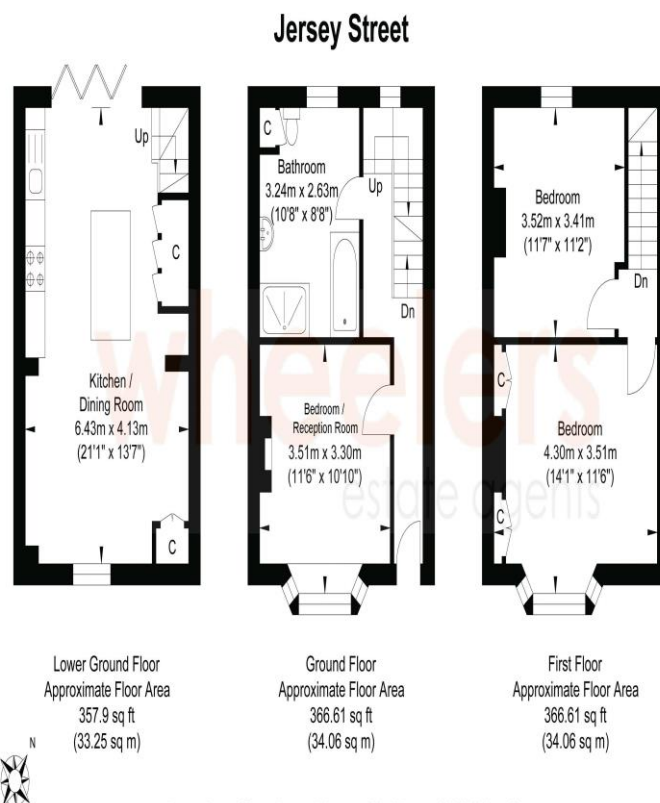
Upvc double glazed window to the front, vertical radiator. Fitted kitchen with ample cupboards and drawers, work surfaces, central island, integrated dishwasher, and washing machine, integrated hob with oven below, space and point for fridge freezer, under stairs storage. Tri-folding doors opening out onto the west facing patio.

Patio Garden

West Facing and enclosed by walled and fenced boundaries. Raised bedding plants and bespoke seating area.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

49 Jersey Street BRIGHTON BN2 9NU	Energy rating C	Valid until: 30 June 2036
		Certificate number: 0310-2890-4660-2076-2415

Property type	Mid-terrace house
Total floor area	98 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		83 B
69-80	C	72 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