



95 Coleman Street
Brighton, BN2 9SQ

£445,000
Freehold

UWS1229

- No Chain
- Spacious Sitting/Dining Room
- Kitchen With Appliances Included

- Sought After Hanover Location
- 2 Double Bedrooms
- Upstairs Bathroom
- Gas Central Heating
- Patio Garden With Additional Out House

**** NO CHAIN. 2 DOUBLE BEDROOMS, THROUGH LOUNGE/DINER **** This Victorian bay fronted house is located towards the lower end of Hanover, just off Southover Street. It has recently been repainted and is available without an onward chain. A spacious through lounge/diner with feature fireplace on the ground floor, with the kitchen and access to the garden to the rear. 2 Double bedrooms and bathroom on the first floor. Gas central heating. A very useful outhouse is located in the right hand corner of the patio garden. Parking Zone V, no waiting list at present. 74 Square meters. (EPC Rating D - 66)

Front door opening into entrance vestibule with door opening into;

Through Sitting/Dining Room 22' 6" x 14' 3" (6.85m x 4.35m)

Sash bay window to the front, fireplace, radiator, dining area with sash window to the rear, radiator, stairs rising to the upper floor.

Kitchen 9' 11" x 6' 9" (3.02m x 2.07m)

Sash window to the side, good range of wall and base units with solid wood work surfaces over with inset butler sink and mixer tap. Fitted gas hob, electric oven and extractor, space and plumbing for washing machine, space and plumbing for slimline dishwasher, integrated fridge and freezer, radiator, part glazed door to the rear garden.

Half Landing

Door to the;

Bathroom 9' 11" x 6' 9" (3.02m x 2.07m)

Sash window to the side, fully tiled walls and floor, bathroom suite comprising low level wc, hand basin, bath with hand held shower attachment and rain fall shower head, heated towel radiator.

First Floor Landing

Access to loft space.

Bedroom 14' 3" x 11' 4" (4.35m x 3.46m)

Sash window to the front, radiator, wooden floor boards.

Bedroom 11' 5" x 8' 11" (3.47m x 2.72m)

Sash window to rear, radiator, wooden floor boards.

Rear Garden 20' 3" x 9' 11" (6.18m x 3.02m)

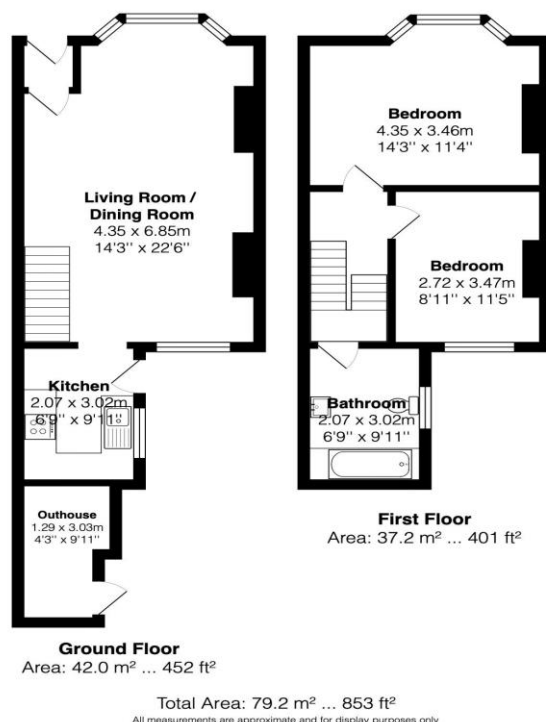
Mainly decked east facing garden enclosed by walled boundaries.

Outhouse 9' 11" x 4' 3" (3.03m x 1.29m)

Useful outhouse housing combination boiler.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

95 Coleman Street BRIGHTON BN2 9SQ	Energy rating D	Valid until:	31 August 2035
		Certificate number:	2539-3054-2208-8385-1200

Property type	Mid-terrace house
Total floor area	74 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.](#)



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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