



32 Islingword Road
Brighton, BN2 9SF

**Offers in the Region
Of £475,000**
Freehold

UWS1277

- **No Chain**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Kitchen**
- **Shower Room and Separate wc**

- **Sought After Hanover Location**
- **Potential To Extend (STNPP)**
- **L Shaped Garden approx 53' x 16' and 32' x 14'.**
- **Gas Central Heating**
- **Upvc Double Glazing**

****NO CHAIN **THREE BEDROOMS **TWO RECEPTION ROOMS **EXCEPTIONALLY LARGE GARDEN**** The accommodation is arranged over two floors and extends to approximately 100 square meters/1,077 square feet. The ground floor features a bay-fronted sitting room, a dining room to the rear, and a kitchen with direct access to the garden, and a shower room. Upstairs, the property boasts two generously sized double bedrooms, a well-appointed single bedroom, and a separate wc. Further benefits include gas central heating, upvc double glazing, and the considerable advantage of being offered to the market with no onward chain. To the rear, the home truly excels with an exceptionally large, L-shaped garden which is an outstanding outdoor space measuring approximately 53' x 16' and 32' x 14' offering tremendous potential for landscaping, entertaining, or future extension (subject to the usual consents). EPC Rating C (72). Parking Zone V (waiting list applies).

Front door opening into; entrance hallway;

Doors to the sitting room, dining room and kitchen, stairs to the first floor.

Sitting Room 13' 7" x 12' 2" (4.15m x 3.70m)

Upvc double glazed bay window to the front, radiator.

Dining Room 12' 0" x 10' 4" (3.65m x 3.15m)

Upvc double glazed window to the rear, radiator.

Kitchen 9' 7" x 8' 10" (2.92m x 2.70m)

Upvc double glazed window and door to the side, fitted kitchen with ample room for appliances.

Shower Room

Opaque upvc double glazed window to the rear, wc, hand basin, enclosed shower cubicle, radiator.

First Floor Landing

Access to loft space and doors to the bedrooms and separate wc

Bedroom One 15' 5" x 14' 4" (4.70m x 4.38m)

Upvc double glazed bay window to the front, radiator.

Bedroom Two 12' 2" x 10' 4" (3.71m x 3.15m)

Upvc double glazed window to the rear, radiator.

Bedroom Three 11' 7" x 8' 0" (3.53m x 2.45m)

Upvc double glazed window to the rear, radiator.

Separate wc

Wc and hand basin and window to the side.

Garden 54' 4" x 16' 0" (16.55m x 4.87m)

Exceptionally large L shaped garden enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

32 Islingword Road
BRIGHTON
BN2 9SF

Energy rating

C

Valid until: 29 April 2032

Certificate number: 0300-2527-2140-2592-7555

Property type: Mid-terrace house

Total floor area: 86 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		89 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**

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