



48 Windmill Street
Brighton, BN2 0GN

£475,000
Freehold

UWS1264

- **Two Bedroom Terrace House**
- **Sought After Hanover Location**
- **Through Sitting/Dining Room**
- **Good Size Kitchen**
- **Family Bathroom**
- **15'5 x 15'10 Patio Garden**
- **Potential To Extend (STNPP)**
- **Close To Outstanding St Luke's School**
- **Gas Central Heating**
- **Upvc Double Glazing**

***TWO BEDROOM TERRACE HOUSE. **SOUGHT AFTER HANOVER LOCATION. POTENTIAL TO EXTEND (stnpp). **CLOSE TO OUTSTANDING ST LUKE'S SCHOOL.** Situated on a quiet one-way street on the edge of Hanover, just moments from Queen's Park, this charming two-bedroom terraced house offers well-balanced accommodation arranged over two floors. The ground floor features a bright and inviting sitting/dining room with French doors opening directly onto the rear garden, creating a wonderful indoor-outdoor flow. A well-proportioned kitchen also provides access to the garden, making it ideal for everyday living and entertaining. Upstairs, the property comprises two generous double bedrooms and a family bathroom. Additional benefits include gas central heating and upvc double glazing throughout. To the rear, there is an attractive walled patio garden measuring approximately 15'5 x 15'10 — a perfect low-maintenance outdoor space. There is also excellent potential to extend into the loft (subject to the usual planning consents), as has been done by other properties in the street. EPC Rating C (78). Parking Zone C (currently no waiting list).

Upvc double glazed front door opening into the entrance hallway;

Door into the sitting/dining room, stairs to the first floor, door into the kitchen.

Sitting/Dining Room 24' 1" x 11' 6" (7.34m x 3.51m)

Stripped and polished wooden floor boards, upvc double glazed bay window to the front, radiator, upvc double glazed French doors to the rear garden, additional radiator.

Kitchen/Breakfast Room 13' 4" x 8' 8" (4.07m x 2.63m)

Double aspect with upvc double glazed windows to the rear and side, upvc double glazed door opening out to the rear garden. Fitted base units with work surfaces over. Inset sink and drainer unit, space and plumbing for washing machine, space for additional under counter appliance, space and point for upright fridge/freezer, fitted oven and gas hob with extractor hood over.

Half Landing

Door into a good size storage cupboard, door to the bathroom.

Bathroom 10' 1" x 8' 11" (3.07m x 2.71m)

Upvc double glazed window to the rear, bath with shower over, wc, hand basin, wall mounted Vaillant boiler.

First Floor Landing

Small loft hatch, storage cupboard and doors to both bedrooms.

Bedroom 15' 0" x 12' 9" (4.57m x 3.88m)

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

Bedroom 10' 10" x 9' 2" (3.31m x 2.79m)

Upvc double glazed window to the rear, radiator.

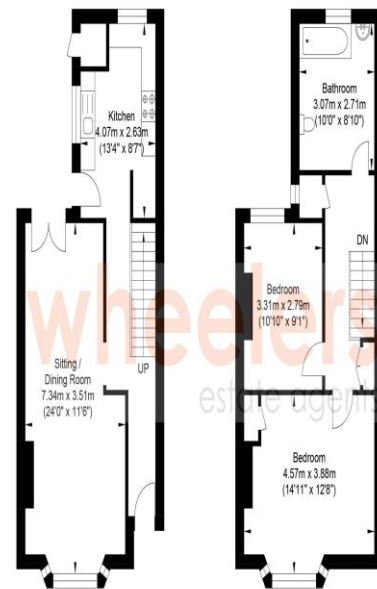
Rear Garden 15' 5" x 15' 10" (4.70m x 4.82m)

Great size patio garden enclosed by walled boundaries and enjoying a south easterly aspect.

Tenure; Freehold

Council Tax; Band C

Windmill Street



Ground Floor
Approximate Floor Area
458.43 sq ft
(42.59 sq m)

First Floor
Approximate Floor Area
467.47 sq ft
(43.43 sq m)



Approximate Gross Internal Area = 86.02 sq m / 925.90 sq ft

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

Energy performance certificate (EPC)

48 Windmill Street
BRIGHTON
BN2 0GN

Energy rating

C

Valid until:

1 April 2036

Certificate number:

0322-3060-0204-4616-8200

Property type

Mid-terrace house

Total floor area

84 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	75 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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