



1 Quebec Street
Brighton, BN2 9UZ

£429,950
Freehold

UWS1297

- No Chain
- Two Bedroom Terrace House
- Through Sitting/Dining Room
- Kitchen

- L Shaped South West Facing Garden
- Sought After Hanover Location
- Bathroom
- Gas Central Heating
- Some Upvc Double Glazing

****NO CHAIN. **SOUTH WEST FACING GARDEN. **TWO BEDROOM TERRACE HOUSE.** Situated at the top of sought-after Hanover on Quebec Street, this charming two-bedroom, bay-fronted terrace house is offered for sale with no onward chain. The accommodation is arranged over two floors and retains a number of attractive period features. On the ground floor is a welcoming bay-fronted through sitting/dining room with a feature fireplace, with steps down to a good size kitchen providing access to the rear garden. A half landing leads to a generously proportioned bathroom, fitted with twin basins, a bath and separate shower cubicle. On the first floor are two well-proportioned bedrooms, both benefiting from feature fireplaces. To the rear of the property is a particularly appealing L-shaped garden enjoying a desirable south-westerly aspect, providing an excellent outdoor space for entertaining and relaxing. EPC Rating. Parking Zone V (waiting list applies).

Front door opening into; entrance hallway;

Stairs to the first floor, radiator, stairs down to the kitchen, door into;

Sitting/Dining Room 22' 6" x 11' 3" (6.87m x 3.44m)

Upvc double glazed window to the front, two radiators, feature fireplace, double glazed window to the rear, radiator.

Kitchen 13' 0" x 8' 0" (3.96m x 2.43m)

Double aspect with double glazed windows to the side and rear. Range of fitted wall and base units with work surfaces over. Inset sink and drainer unit, inset gas hob with extractor hood over, fitted eye level oven and grill, integrated dishwasher, washing machine, and fridge freezer. Wall mounted Ideal combination boiler, radiator, glazed door to the side.

Bathroom 13' 1" x 7' 11" (3.98m x 2.41m)

Opaque window to the rear, bath, wc, twin basins, separate shower cubicle, towel radiator.

Bedroom One 14' 10" x 11' 7" (4.51m x 3.52m)

Upvc double glazed bay window to the front, feature fireplace, radiator, fitted storage.

Bedroom Two 10' 6" x 9' 5" (3.21m x 2.86m)

Window to the rear, feature fireplace, radiator.

First Floor Landing

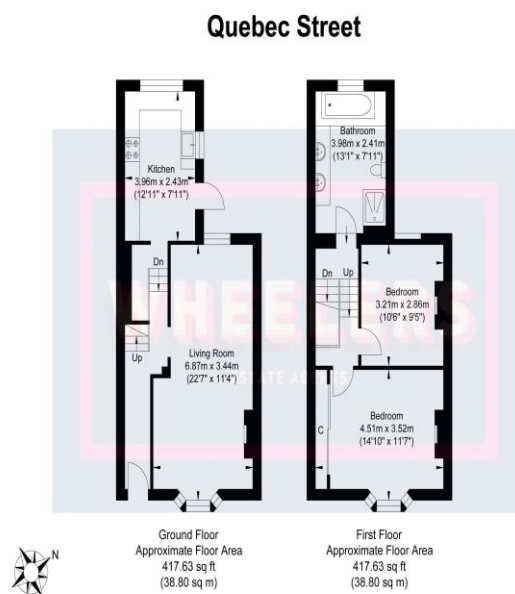
Doors to both bedrooms, access to loft.

Rear Garden 26' 8" x 14' 1" (8.12m x 4.29m)

L shaped garden enclosed by walled boundaries and enjoying a south westerly aspect.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 77.60 sq m / 835.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

1 Quebec Street
BRIGHTON
BN2 9UZ

Energy rating

D

Valid until:

30 September 2036

Certificate number:

0390-2080-3610-2976-0621

Property type

Mid-terrace house

Total floor area

78 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 C.

[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		
69-80	C		79 C
55-68	D	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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