



56 Jersey Street
Brighton, BN2 9NU

£550,000
Freehold

UWS1254

- **Three/Four Bedrooms**
- **One/Two Reception Rooms**
- **106 Square Meters/1,148 Square Feet**
- **Four Storey End of Terrace Hanover House**
- **West Facing Garden**
- **Well Presented Throughout**
- **Beautiful Family Bathroom**
- **Master Bedroom With En-Suite**
- **Gas Central Heating**
- **Upvc Double Glazing**

****FOUR STOREY END OF TERRACE HANOVER HOUSE** THREE/FOUR BEDROOMS** ONE/TWO RECEPTION ROOMS** FAMILY BATHROOM** MASTER BEDROOM WITH EN-SUITE** WEST FACING GARDEN** 106 SQM/1,148 SQFT.** Well-presented accommodation is arranged over four floors and is currently configured as a spacious three-bedroom home. The first floor offers two well-proportioned double bedrooms, while the impressive top-floor master suite enjoys rooftop views across Brighton. On the ground floor, the current owners have created a practical home office, which could easily serve as a second reception room or an additional bedroom if required. The lower ground floor provides a sociable sitting and dining area, flowing through to the kitchen. French doors from the sitting/dining room giving access to the west-facing garden — perfect for entertaining or enjoying afternoon and evening sun. Please note that the property does not include a parking space. Parking Zone V (waiting list applies). EPC Rating D (64).

Front door opening into; entrance hallway

Stairs lead down to the lower level and stairs rise to the upper floors, period style radiator.

Bedroom/Reception Room 10' 6" x 9' 11" (3.21m x 3.01m)

Upvc double glazed bay window to the front with fitted plantation shutters, period style radiator.

Bathroom 10' 11" x 8' 8" (3.32m x 2.65m)

Opaque upvc double glazed window to the rear, period style radiator, fully tiled floor. Suite comprising high level flush wc, free standing claw footed bath with hand held shower attachment, pedestal hand basin and large walk-in shower.

First Floor Landing

Upvc double glazed window to the rear, doors to both bedrooms and stairs rising to the top floor.

Bedroom 14' 1" x 9' 11" (4.28m x 3.01m)

Upvc double glazed window to the front, radiator.

Bedroom 11' 1" x 9' 0" (3.37m x 2.74m)

Upvc double glazed window to the rear with views across Brighton roof tops, radiator.

Master Bedroom 17' 9" x 11' 4" (5.41m x 3.45m)

Two Velux windows to the front, radiator, built-in storage, large upvc double glazed window to the rear with fantastic views across Brighton, door into;

En-Suite Shower Room

Fully tiled shower cubicle, hand basin, wc and heated towel radiator, Velux to the front.

Lower Ground Floor

Stairs from the ground floor lead down to the lower level with door into;

Sitting/Dining Room 20' 8" x 13' 10" (6.30m x 4.22m)

Opaque upvc double glazed window to the front, two large built-in storage cupboards, period style radiator, wall mounted Worcester combination boiler, upvc double glazed French doors leading out to the garden.

Kitchen 9' 0" x 6' 4" (2.75m x 1.94m)

Double aspect with upvc 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 ceramic hob. Fitted eye level oven and microwave. Space and plumbing for washing machine and space and point for fridge/freezer.

West Facing Garden 19' 1" x 14' 5" (5.81m x 4.39m)

Composite decked garden enjoying a westerly aspect and enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C

Jersey Street



Approximate Gross Internal Area (Excluding Eaves) = 106.66 sq m / 1148.07 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

56 Jersey Street BRIGHTON BN2 9NU	Energy rating	Valid until: 2 December 2034
	D	Certificate number: 2534-5722-6409-0052-4206

Property type	End-terrace house
Total floor area	106 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.](#)

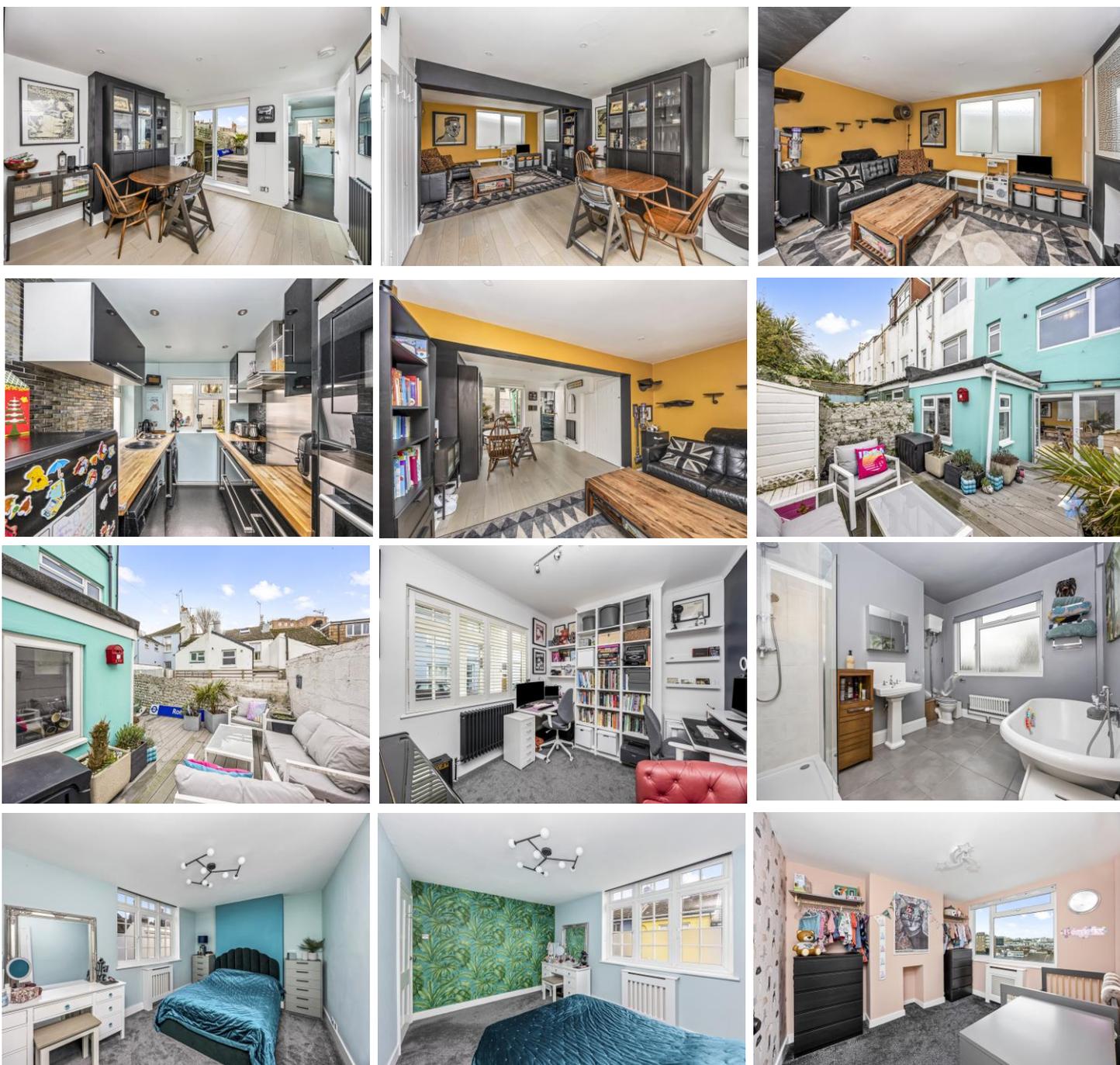
The graph shows this property's current and potential energy rating.

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		
55-68	D	44 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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