



38 Sussex Terrace
Brighton, BN2 9QJ

**Offers in Excess of
£375,000
Offers in Excess of**

UWS1302

- No Chain
- Three/Four Bedrooms
- One/Two Reception Rooms
- Kitchen/Breakfast Room
- Bathroom

- Updating Required Throughout
- Potential To Extend STNPP
- Lawned Rear Garden
- Separate wc
- Gas Central Heating

****OFFERS IN EXCESS OF £375,000 **NO CHAIN. **THREE/FOUR BEDROOMS. **ONE/TWO RECEPTION ROOMS.** A versatile three/four bedroom, one/two reception room, box bay-fronted terrace house situated on popular Sussex Terrace and offered for sale with no onward chain. The accommodation is currently arranged over two floors and extends to approximately 100 square meters/1,083 square feet, with excellent potential to extend into the loft, as neighbouring properties have done, subject to the usual consents. On the ground floor, the property offers two reception rooms, with the rear reception also providing the flexibility to be used as a fourth bedroom if required. To the rear is a generous 20' kitchen/breakfast room with French doors opening onto the garden. The first floor provides three further bedrooms, a family bathroom and a separate wc. A particularly versatile family home with scope to enhance and adapt the accommodation further, subject to the necessary permissions. This house was previously an HMO and was let for £2,700.00 pcm. EPC Rating D (56). Parking Zone C - no waiting list.

Sitting Room 13' 5" x 11' 6" (4.08m x 3.51m)

Upvc double glazed box bay window to the front, radiator.

Ground Floor Bedroom/Reception Room 11' 9" x 9' 1" (3.58m x 2.78m)

Upvc double glazed window to the rear, radiator.

Kitchen/Breakfast Room 20' 3" x 8' 11" (6.16m x 2.72m)

Upvc double glazed window to the side, upvc double glazed French doors opening out onto the rear garden, radiator. Range of fitted base units with work surfaces over, inset sink and drainer unit, space and point for cooker, space and point for fridge freezer, space and plumbing for washing machine. Wall mounted combination boiler.

Bedroom Three 9' 11" x 9' 5" (3.03m x 2.87m)

Upvc double glazed window to the rear, radiator.

Bathroom 6' 6" x 4' 11" (1.98m x 1.49m)

Opaque upvc double glazed window to the side, suite comprising bath with shower over, wc and hand basin.

Separate wc 0' 0" x 0' 0" (0.00m x 0.00m)

Window to the side, wc and hand basin.

Bedroom Two 11' 9" x 9' 2" (3.58m x 2.79m)

Upvc double glazed window to the rear, radiator.

Bedroom One 14' 10" x 11' 1" (4.53m x 3.39m)

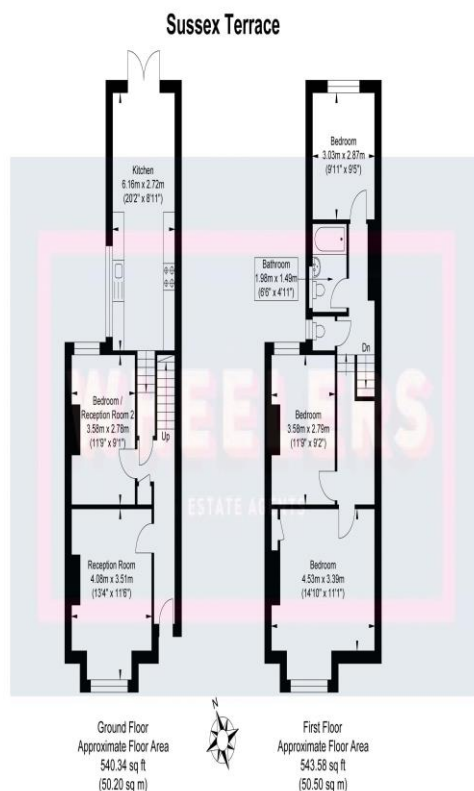
Upvc double glazed box bay window to the front, radiator.

Garden

Lawned garden enclosed by wall and fence boundaries.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 100.70 sq m / 1083.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

38 Sussex Terrace
BRIGHTON
BN2 9QJ

Energy rating

D

Valid until:

22 September 2036

Certificate number:

2626-3066-1201-9666-6200

Property type

Mid-terrace house

Total floor area

101 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		77 C
55-68	D	56 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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