



**14 Lincoln Street**  
Brighton, BN2 9UH

**£415,000**  
Freehold

UWS1274

- No Chain
- West Facing Garden
- 2/3 Bedrooms
- 3 Storey Freehold House
- 1/2 Reception Rooms
- Large Open Plan Lounge/Diner/Modern Kitchen
- Updating Required

**\*\* NO CHAIN. WEST FACING GARDEN. 2/3 BEDROOMS. MODERN KITCHEN. LARGE THROUGH LOUNGE/KITCHEN/DINER. MODERN BATHROOM. UPDATING REQUIRED \*\*** Lincoln Street is a highly desired one way street in sought after Hanover. This home has been owned by the same family for many decades and does require updating. The garden faces Westerly, perfect for afternoon and evening sunshine. Many in the street have extended their homes, converting their lofts and/or extending into the garden. (Building regulation approval and/or planning permission will be required) 2 Bedrooms on the first floor, bedroom 3/reception 2 and bathroom on the raised ground floor. Open plan lounge/diner/kitchen on the lower floor, with access out to the garden. Priced to take into account the work required. Parking Zone V, a short waiting list applies. (EPC Rating C - 72) 82 Square meters internally.

**Upvc double glazed front door opening into; entrance hallway;**

Door to ground floor bedroom or reception room, door to the bathroom, window to the rear, stairs to the lower ground floor and first floor.

**Sitting Room/Ground Floor Bedroom 14' 6" x 11' 1" (4.42m x 3.39m)**

Upvc double glazed window to the front, radiator.

**Bathroom**

Opaque upvc double glazed window to the rear, suite comprising bath, wc, hand basin and shower cubicle, heated towel radiator.

**First Floor Landing**

Access to loft space, doors to both bedrooms.

**Bedroom One 14' 3" x 11' 0" (4.34m x 3.36m)**

Upvc double glazed window to the front, radiator.

**Bedroom Two 10' 4" x 9' 3" (3.14m x 2.83m)**

Upvc double glazed window to the rear, radiator.

**Dining Room 13' 7" x 9' 9" (4.14m x 2.96m)**

Upvc double glazed window to the front, radiator.

**Kitchen 13' 9" x 9' 7" (4.18m x 2.91m)**

Range of fitted wall and base units, sink and drainer unit, space for cooker. Cupboard housing boiler, upvc double glazed window to the rear.

**Utility Room 5' 9" x 5' 1" (1.74m x 1.54m)**

Upvc double glazed window to the rear, upvc double glazed door to the garden.

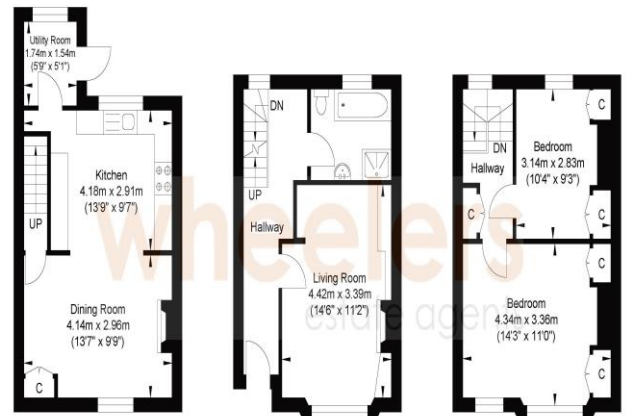
**Garden 14' 6" x 19' 2" (4.42m x 5.84m)**

West facing patio garden enclosed by walled boundaries.

**Tenure; Freehold**

**Council Tax; Band C**

Lincoln Street



Lower Ground Floor  
Approximate Floor Area  
308.70 sq ft  
(28.68 sq m)

Ground Floor  
Approximate Floor Area  
296.22 sq ft  
(27.52 sq m)

First Floor  
Approximate Floor Area  
302.03 sq ft  
(28.06 sq m)



Approximate Gross Internal Area = 84.26 sq m / 906.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

14 Lincoln Street  
BRIGHTON  
BN2 9UH

Energy rating

C

Valid until: 29 April 2036

Certificate number: 4200-7008-0022-3675-3463

Property type: Mid-terrace house

Total floor area: 82 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		81 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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