

wheelers

estate agents



68 Arnold Street
Brighton, BN2 9XT

£375,000
Freehold

UWS1312

- No Chain
- Two Bedroom Terrace House
- Kitchen/Breakfast Room
- Through Sitting/Dining Room
- Shower Room
- Sought After Hanover Location
- Close To Elm Grove and St Luke's Schools
- West Facing Patio Garden
- Gas Central Heating & Upvc Double Glazing
- Some Updating Required

****NO CHAIN. **TWO BEDROOMS. **WEST FACING GARDEN.** A two bedroom terrace house with a west facing patio garden, offered for sale with no onward chain and ideally positioned on Arnold Street, running between Elm Grove and Queen's Park Road. The property is particularly well placed for both St Luke's School and Elm Grove Primary School. The accommodation is arranged over two floors and offers an excellent opportunity for a new owner to update and personalise in parts. On the ground floor is a through sitting/dining room, together with a kitchen/breakfast room providing direct access to the west facing patio garden. A half landing leads to the shower room, whilst on the first floor are two well-proportioned double bedrooms. Further benefits include gas central heating and UPVC double glazing. An appealing home in a popular residential location, with the added advantage of no onward chain. EPC Rating D (65). Parking Zone V (waiting list applies).

Front door opening into; entrance hallway;

Sitting Room 10' 6" x 8' 8" (3.19m x 2.65m)

Upvc double glazed window to the front, radiator.

Dining Room Area 10' 6" x 8' 8" (3.19m x 2.65m)

Upvc double glazed window to the rear.

Kitchen/Breakfast Room 17' 8" x 7' 7" (5.38m x 2.32m)

Two upvc double glazed windows to the side, radiator, fitted wall and base units with work surfaces over. Inset stainless steel sink and drainer unit, inset ceramic hob with extractor hood over. Fitted electric oven, space and plumbing for washing machine, space and plumbing for slim line dishwasher. Radiator, upvc double glazed door to the rear patio.

First Floor Landing

Doors to both bedrooms, door to the shower room on half landing, storage cupboard, access to loft, high level window to the rear.

Bedroom 13' 11" x 10' 4" (4.23m x 3.16m)

Upvc double glazed window to the front, radiator, built-in storage cupboard.

Bedroom 10' 6" x 8' 8" (3.19m x 2.65m)

Upvc double glazed window to the rear, radiator.

Shower Room 9' 3" x 7' 7" (2.82m x 2.32m)

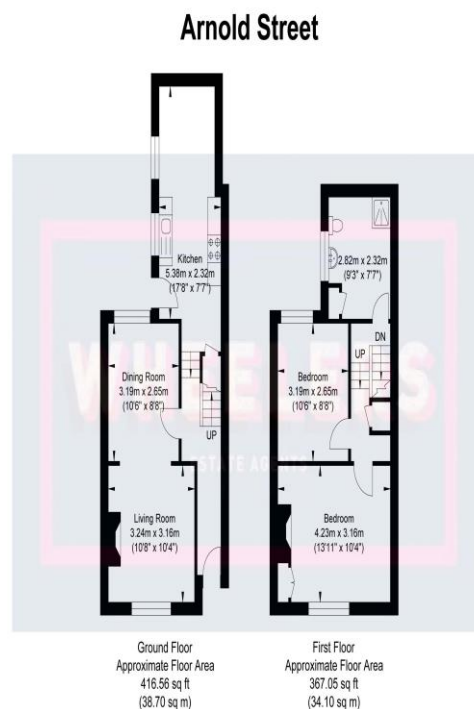
Opaque upvc double glazed window to the side, fully-tiled walk in shower cubicle, wc, hand basin, towel radiator, wall mounted combination boiler.

Patio Garden

Enjoying a westerly aspect and enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 72.80 sq m / 783.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

68 Arnold Street BRIGHTON BN2 9XT	Energy rating D	Valid until: 21 September 2036
		Certificate number: 0330-2762-3610-2626-2601

Property type	Mid-terrace house
Total floor area	73 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		81 B
69-80	C		
55-68	D	65 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**

Wheelers Estate Agents
119 Islingword Road
Hanover
Brighton
BN2 9SG

01273-606027
wheelersestateagents.co.uk
info@wheelersestateagents.co.uk