

**103B Islingword Road**  
Brighton, BN2 9SG

**£455,000**  
Freehold

UWS1269

- NO CHAIN
- 3 BEDROOMS
- 2 DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- UPSTAIRS BATHROOM
- VAULTED CEILINGS
- LARGE OPEN PLAN LOUNGE/DINER
- UTILITY ROOM
- MODERN KITCHEN
- SMALL PATIO GARDEN
- LOTS OF STORAGE

**\*\* NO CHAIN. 3 BEDROOMS. MODERN BUILD, BUILT @ 2000. OPEN PLAN LOUNGE/DINER WITH BEECH WOOD FLOORING \*\*** Rarely do modern houses in Hanover come onto the market. This home is laid out over two floors, with 3 bedrooms (two doubles, one single bedroom) on the first floor, the third bedroom would be the perfect home office. Lots of natural light, with vaulted ceilings. Upstairs bathroom and Juliet balconies. Open plan lounge/diner with access to the patio garden. Utility room. Modern kitchen to the rear, with further access out to the patio garden, with a raised seating area. Gas central heating and double glazing. EPC Rating 72 C, 72 Sq Meters internally. Parking Zone V, a short waiting list does apply.

### Location

Hanover is a vibrant part of Brighton, known for its colourfully painted houses, outstanding pubs, sense of community values and excellent schools. A great place to live, with easy access to Brighton Station 10-15 mins walk away, city centre and down to the seafront. Buses run nearby on Lewes Road, Elm Grove and Queens Park Road. Parking Zone V.

### Ground Floor

Front door leads into an entrance hall, with stairs to the first floor and a door into the open plan lounge/diner. Dual aspect, with built in storage, door to a utility/laundry room (formerly a WC), door to patio and a door to the kitchen to the rear. The kitchen is modern with further access to the raised decked area.

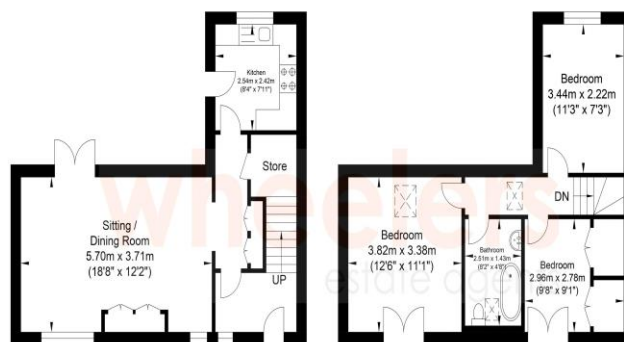
### First Floor

Vaulted ceilings, with 3 bedrooms. The main bedroom, bathroom and bedroom 3 ( a single, a perfect study), are to the front of the house. Bedroom 2 is located to the rear of the property. Lots of natural light, Juliet balconies and double glazing.

### Outside

The rear garden is a patio area, with a raised decked, with a further area that runs down the back of the house, with a shed at the end.

## Islingword Road



Ground Floor  
Approximate Floor Area  
423.55 sq ft  
(39.35 sq m)

First Floor  
Approximate Floor Area  
423.55 sq ft  
(39.35 sq m)

Approximate Gross Internal Area = 78.70 sq m / 847.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

103b Islingword Road BRIGHTON BN2 9SG	Energy rating <b>C</b>	Valid until:	8 April 2035
		Certificate number:	6535-4924-9400-0681-8206

**Property type** Mid-terrace house

**Total floor area** 72 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.](#)



**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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