



63 Ewart Street
Brighton, BN2 9UP

£550,000
Freehold

UWS1304

- **Stunning Three Storey Hanover Terrace House**
- **Three/Four Bedrooms**
- **Two Receptions**
- **Kitchen**
- **Gas Central Heating**
- **West Facing Patio Garden**
- **Potential To Extend (STNPP)**
- **Sun Room**
- **Stylish Bathroom**

Situated on one of the wider streets in sought-after Hanover, this stunning home has been lovingly maintained by the current owners for over 25 years and offers the exciting potential to extend into the loft, as others on the road have done, subject to the usual consents. Beautifully presented throughout, the versatile accommodation is arranged over three floors and extends to approximately 1,062 square feet/98 square metres. The ground floor is approached via a welcoming entrance hall and offers two adaptable rooms, currently arranged as either two bedrooms or a bedroom and reception room, providing excellent flexibility to suit individual requirements. On the first floor is a stylish bathroom, a generous master bedroom and a further useful bedroom, ideal for use as a nursery, study/office or walk-in wardrobe. The lower level provides a wonderful living space comprising a comfortable sitting room, kitchen, sun room and separate WC. The sun room creates a lovely connection to the garden and provides an additional space for relaxing or entertaining. To the rear is a private west-facing patio garden, providing a delightful outdoor space and the perfect spot to enjoy the afternoon and evening sunshine. EPC Rating D (63). Parking Zone V (waiting list applies).

Front door opening into entrance hallway;

Engineered oak flooring, stairs to the first floor and lower ground floor. Doors into;

Reception Room/Ground Floor Bedroom 12' 5" x 11' 0" (3.79m x 3.35m)

Window to the front, radiator, built-in cupboard, feature fireplace.

Bedroom 10' 9" x 10' 2" (3.28m x 3.10m)

Window to the rear, radiator.

First Floor Landing

Access to loft with the potential to convert, subject to the usual planning consents.

Bedroom 11' 4" x 11' 4" (3.46m x 3.46m)

Window to the front, radiator, built-in wardrobes.

Bathroom 11' 3" x 10' 5" (3.42m x 3.17m)

Opaque window to the rear, suite comprising wc, pedestal hand basin, bath with mixer taps and hand held shower attachment, separate shower cubicle, heated towel radiator.

Study 11' 4" x 5' 3" (3.46m x 1.59m)

Window to the front, radiator.

Lower Ground Floor

Under stairs storage cupboard, door to separate wc, and sun room, opening to sitting room and kitchen.

Sitting Room 15' 9" x 10' 10" (4.81m x 3.30m)

Window to the front, radiator, feature glass brick wall to kitchen.

Kitchen 10' 10" x 10' 2" (3.31m x 3.09m)

Window overlooking the rear garden, kitchen with gas hob, electric oven, space and point for fridge freezer, sink and drainer unit, radiator.

Wc 4' 11" x 2' 4" (1.51m x 0.71m)

Sun Room 7' 2" x 4' 6" (2.18m x 1.36m)

Upvc double glazed sliding doors onto the rear patio.

Patio Garden

Enjoying a westerly aspect and enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 98.69 sq m / 1062.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

63 Ewart Street BRIGHTON BN2 9UP	Energy rating D	Valid until:	6 September 2036
		Certificate number:	6600-8140-0922-6606-3163

Property type	Mid-terrace house
Total floor area	115 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.](#)



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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