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estate agents



5 Cobden Road
Brighton, BN2 9TL

£475,000
Freehold

UWS1283

- Exceptionally Well Presented Throughout
- Two Bedroom, Three Storey Terrace House
- Completely Renovated 2020/2021
- Viewing Essential
- Sitting Room
- Contemporary Styled Bathroom
- West Facing Patio Garden
- Kitchen/Breakfast/Dining Room

****EXCEPTIONAL THREE STOREY TERRACE HOUSE. **TWO DOUBLE BEDROOMS.**

****KITCHEN/BREAKFAST/DINING ROOM. **CONTEMPORARY BATHROOM. **WEST FACING GARDEN.** An exceptional two bedroom, three-storey house with a west-facing patio garden, situated in the heart of sought-after Hanover. Beautifully presented throughout, the property has been completely renovated by the current owners to create a stylish and contemporary home. The accommodation is arranged over three floors, with the ground floor comprising an impressive open-plan kitchen/breakfast/dining room, while the lower ground floor provides a comfortable sitting room with doors opening directly onto the rear garden. The first floor offers two generous double bedrooms and a contemporary bathroom. The rear garden can also be accessed from the ground floor and enjoys a sunny westerly aspect. Cobden Road is a particularly popular, community-minded one-way street, ideally placed for enjoying all that Hanover has to offer. The strong sense of community is evident in the annual street party held each July, a much-loved tradition shared with many of the surrounding Hanover roads. EPC Rating C (69). Parking Zone V (waiting list applies).

Front door opening into; entrance porch

Storage cupboard, ideal for coats and shoes, part glazed door opening into;

Dining Room/Breakfast Room 14' 2" x 10' 11" (4.33m x 3.34m)

Upvc double glazed sash window to front, vertical radiator, stairs leading down to the lower ground floor sitting room.

Kitchen 10' 9" x 10' 6" (3.27m x 3.21m)

Well-appointed kitchen with excellent range of fitted cupboard and drawer storage with solid bamboo work surfaces over. Inset sink unit, inset gas hob with extractor hood over, fitted electric oven. Space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge and freezer. Cupboard housing Worcester Bosch combination boiler, vertical radiator, upvc double glazed window overlooking the rear garden. Glazed door to the inner hallway with upvc double glazed door and steps down to the rear garden, and stairs leading to the first floor.

Sitting Room 13' 5" x 9' 10" (4.08m x 2.99m)

Upvc double glazed door and window overlooking, and opening to the rear garden, vertical radiator.

First Floor Landing

Access to loft space, doors to both bedrooms and the bathroom.

Bedroom One 13' 2" x 10' 6" (4.02m x 3.21m)

Two upvc double glazed windows with fantastic roof top views across Brighton, period style radiator.

Bedroom Two 11' 4" x 8' 11" (3.46m x 2.73m)

Upvc double glazed sash window to the front, period style radiator.

Bathroom

Opaque upvc double glazed sash window to the front, towel radiator. White suite comprising wc, hand basin with vanity unit, bath with shower over.

Patio Garden 23' 0" x 14' 0" (7.01m x 4.26m)

Beautifully presented patio garden enjoying a west aspect and accessed either by the lower ground floor sitting room or the ground floor kitchen, enclosed by walled boundaries.

**Tenure; Freehold
Council Tax; Band C**

Cobden Road



Approximate Gross Internal Area = 68.73 sq m / 739.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

5, Cobden Road BRIGHTON BN2 9TL	Energy rating C	Valid until: 8 May 2027
		Certificate number: 0318-3076-6265-4463-3954

Property type	Mid-terrace house
Total floor area	70 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.

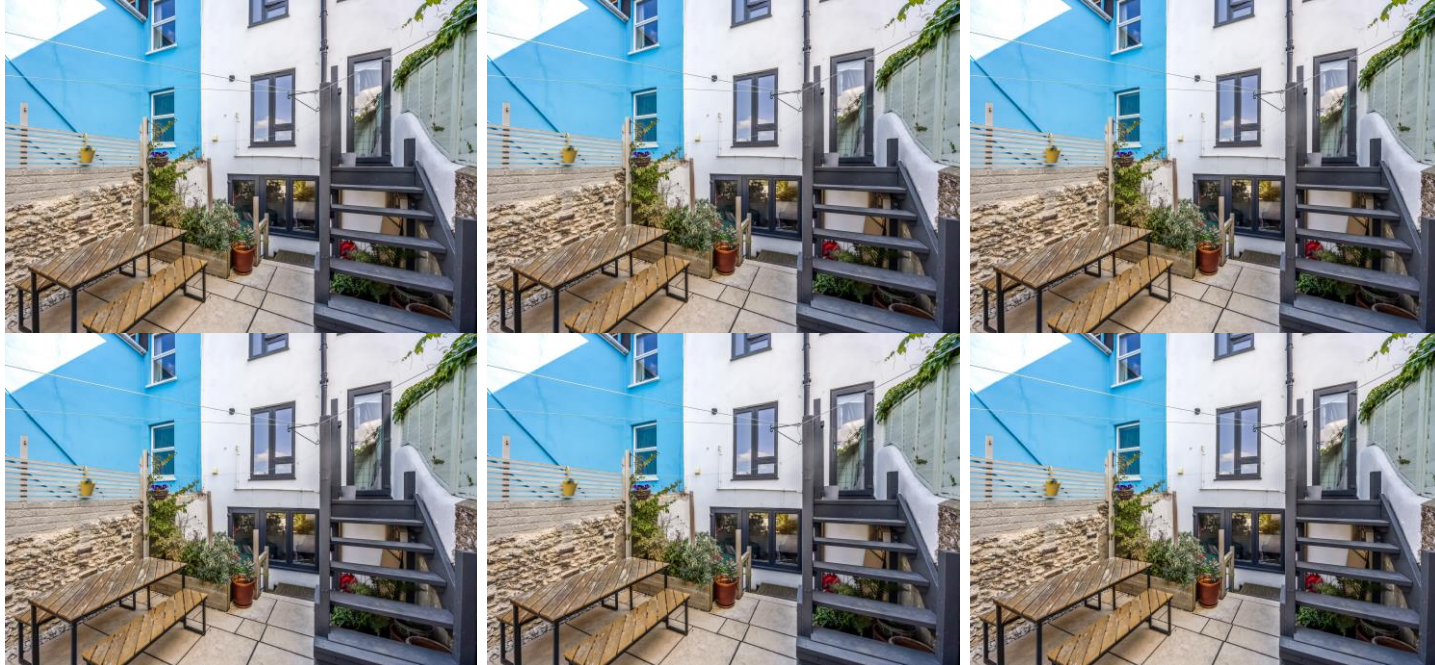
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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		88 B
69-80	C	69 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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