



72 Elm Grove
Brighton, BN2 3DD

Guide Price
£325,000
Freehold

UWS1317

- **Guide Price**
£325,000 - £350,000
- **Updating Required**
- **Two Bedrooms**
- **Two Reception Rooms**
- **23' South Facing Patio**

- **Upvc Double Glazing**
- **No chain**
- **Kitchen**
- **Bathroom**
- **Gas Central Heating**

**** GUIDE PRICE £325,000 - £350,000 **** No chain, 2 double bedrooms, first floor bathroom. 2 Reception rooms, kitchen to the rear, with access to a South facing patio. Gas central heating and UPVC double glazing. Updating is required, but is priced to take into account the work required. Located not too far up the hill, close to the Hampden Road junction, with all the Hanover offers on your doorstep. EPC Rating C (70). Parking Zone V (waiting list applies). 83 Square Meters internally.

Sitting Room 13' 9" x 13' 5" (4.20m x 4.10m)
Upvc double glazed bay window to the front, radiator.

Dining Room 11' 10" x 10' 2" (3.60m x 3.10m)
Upvc double glazed window to the rear, radiator.

Kitchen 19' 0" x 6' 11" (5.80m x 2.10m)
Upvc double glazed window to the side, range of kitchen units, space and plumbing for washing machine, space and point for fridge/freezer, wall mounted Worcester boiler, radiator, tiled floor, upvc double glazed door opening out to the rear patio.

First Floor Landing
Upvc double glazed window to the side. Doors to the bathroom, and both bedrooms. Loft hatch.

Bedroom One 13' 5" x 12' 2" (4.10m x 3.70m)

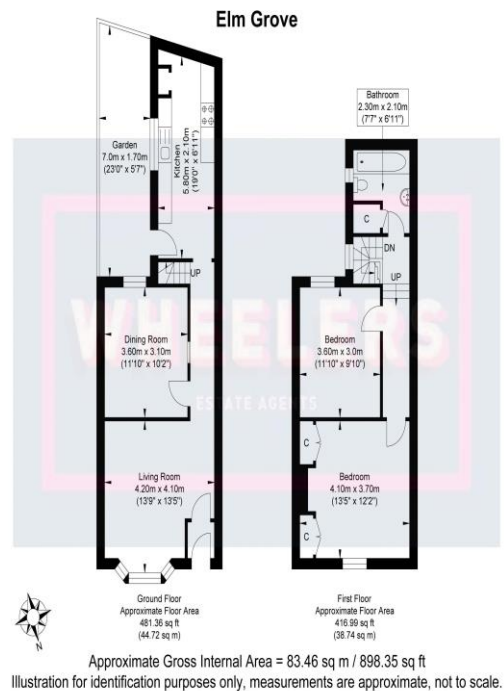
Bedroom Two 11' 10" x 9' 10" (3.60m x 3.0m)
Upvc double glazed window to the rear, radiator.

Bathroom 7' 7" x 6' 11" (2.30m x 2.10m)
Opaque upvc double glazed window to the side, bath, hand basin and wc, radiator.

Patio 23' 0" x 5' 7" (7.0m x 1.70m)
South facing patio enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

72 Elm Grove BRIGHTON BN2 3DD	Energy rating C	Valid until: 16 October 2036
		Certificate number: 9658-3967-6200-8286-4200

Property type	Mid-terrace house
Total floor area	83 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		82 B
69-80	C	70 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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