



**29 Islingword Place**  
Brighton, BN2 9XG

**Guide Price £425,000**  
Freehold

UWS1246

- Two Bedroom Terrace House
- Sought After Hanover Location
- Through Sitting/Dining Room
- Kitchen With Side Return Extension

- West Facing Patio Garden
- No Onward Chain
- Some Updating Required
- Bathroom On The First Floor
- Gas Central Heating
- Upvc Double Glazing

**\*\*TWO BEDROOM TERRACE HOUSE\*\* WEST FACING PATIO GARDEN\*\* NO ONWARD CHAIN\*\* SOUGHT AFTER HANOVER LOCATION\*\* SIDE RETURN KITCHEN EXTENSION\*\* SOME UPDATING REQUIRED\*\*** The accommodation is set out over two floors and comprises; through sitting/dining room, extended kitchen/breakfast room with access to the West garden. There is a family bathroom on the half landing and two double bedrooms on the first floor, one with great views across Brighton rooftops. Benefits include gas central heating, upvc double glazing and a working fireplace. Popular location, close to Queens Park , St Luke's School and Elm Grove School. EPC Rating C 70. Parking Zone V (currently no waiting list).

**Front door opening into;**

**Entrance Hallway**

Stripped wooden floors, radiator, stairs to the first floor.

**Dining Room 14' 0" x 10' 8" (4.27m x 3.25m)**

Stripped wooden floors, under stairs storage, built-in shelving, step down to the kitchen.

**Sitting Room 11' 10" x 10' 10" (3.61m x 3.29m)**

Upvc double glazed window to the front, radiator, stripped wooden floors, working fire place, built-in shelving to either side of the chimney breast.

**Kitchen 13' 5" x 7' 10" (4.09m x 2.39m)**

Upvc double glazed window overlooking the rear garden. Range of fitted wall and base units with work surfaces over, inset four ring gas hob, electric oven, extractor, space and plumbing for washing machine, space and plumbing for slim line dishwasher, cupboard housing boiler, radiator, upvc double glazed French doors opening out onto the rear garden.

**Half Landing**

Door into the bathroom and stairs to the first floor landing with access to loft space.

**Bathroom**

Opaque upvc double glazed window to the rear, bathroom with suite comprising wc, hand basin, bath with electric shower over. Cupboard housing hot water tank, radiator.

**Bedroom One 14' 1" x 12' 0" (4.29m x 3.65m)**

Upvc double glazed bay window to the front, radiator, stripped floors, built-in storage cupboards.

**Bedroom Two 10' 9" x 9' 2" (3.28m x 2.79m)**

Upvc double glazed window to the rear, radiator, built-in storage cupboards, stripped wooden floors.

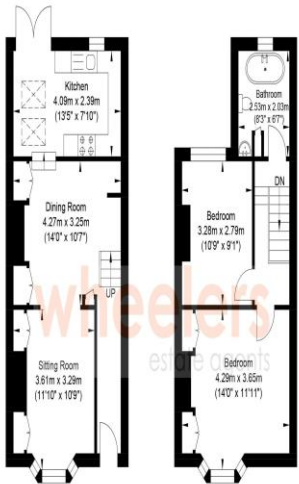
**Rear Garden 17' 6" x 14' 8" (5.33m x 4.47m)**


Patio garden enjoying a westerly aspect and enclosed by walled boundaries.

**Tenure; Freehold**

**Council Tax; Band C**

**Islingword Place**



	Ground Floor	First Floor
	Approximate Floor Area	Approximate Floor Area
	423.12 sq ft (39.31 sq m)	363.06 sq ft (33.73 sq m)

Approximate Gross Internal Area = 73.04 sq m / 786.18 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

29 Islingword Place  
BRIGHTON  
BN2 9XG

Energy rating

C

Valid until: 15 January 2036

Certificate number: 0281-3058-4209-2126-1200

Property type Mid-terrace house

Total floor area 75 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 C.

[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		
69-80	C	70 C	80 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**

**Wheelers Estate Agents**  
**119 Islingword Road**  
**Hanover**  
**Brighton**  
**BN2 9SG**

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