wheelers
estate agents









20 Hendon Street
Brighton, BN2 0EG

£450,000
Flying Freehold

UWS1305

- **Three Storey Terrace House**
- **Three Bedrooms**
- **22' Through Sitting/Dining Room**
- **22'8 Kitchen/Breakfast Room**
- **Upvc Double Glazing**
- **South Westerly Patio Garden**
- **No Chain**
- **Shower Room**
- **Separate wc**
- **Gas Central Heating**

**NO CHAIN. **THREE BEDROOM, THREE STOREY HOUSE. **SOUTH WEST FACING GARDEN. **SOUGHT AFTER BAKERS BOTTOM. Situated in the sought-after Bakers Bottom area, this charming three bedroom terrace house offers well-proportioned accommodation arranged over three floors, extending to approximately 88 square metres/956 square feet. The ground floor features a spacious through sitting/dining room, while the lower level provides a generous kitchen/breakfast room with French doors opening directly onto the south-westerly facing rear garden. The first floor comprises three bedrooms, a shower room and a separate WC. Further benefits include gas central heating, UPVC double glazing and the property is offered for sale with no onward chain. EPC Rating C (72). Parking zone C (no waiting list).

Through Sitting/Dining Room *22' 3" x 12' 10" (6.77m x 3.90m)*
Stairs to the first floor, and stairs leading down to the lower level, upvc double glazed window to the front, radiator, wood burning stove, two upvc double glazed windows to the rear, radiator.

Kitchen/Breakfast/Dining Room *22' 8" x 9' 9" (6.90m x 2.97m)*
Dining area with radiator, and light well to the front, kitchen with good range of fitted wall and base units with work surfaces over, space and point for under counter fridge and freezer, space and plumbing for washing machine, cupboard housing combination boiler. Upvc double glazed French doors opening onto the rear patio garden.

First Floor Landing
Access to loft, doors to bedrooms, shower room, and separate wc.

Bedroom One *11' 11" x 11' 3" (3.64m x 3.44m)*
Upvc double glazed window to the front, radiator.

Bedroom Two *9' 11" x 8' 9" (3.02m x 2.67m)*
Upvc double glazed window to the rear, radiator.

Bedroom Three *9' 1" x 8' 2" (2.77m x 2.48m)*
Upvc double glazed window to the front, radiator.

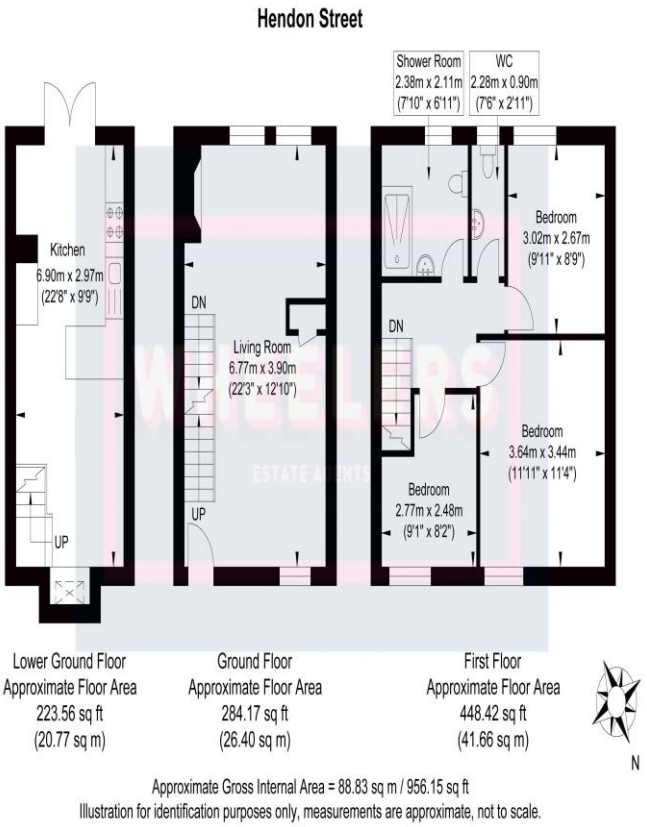
Shower Room *7' 10" x 6' 11" (2.38m x 2.11m)*
Part opaque upvc double glazed window to the rear, radiator, large walk in fully tiled shower, hand basin and wc.

Separate Wc
Upvc double glazed window to the rear, wc, hand basin and radiator.

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

Tenure; Flying Freehold

Council Tax; Band C



Energy performance certificate (EPC)

20 Hendon Street BRIGHTON BN2 0EG	Energy rating **C**	Valid until:	**9 September 2036**
		Certificate number:	**9636-5321-0600-0141-6206**

Property type	Mid-terrace house
Total floor area	100 square metres

Rules on letting this property

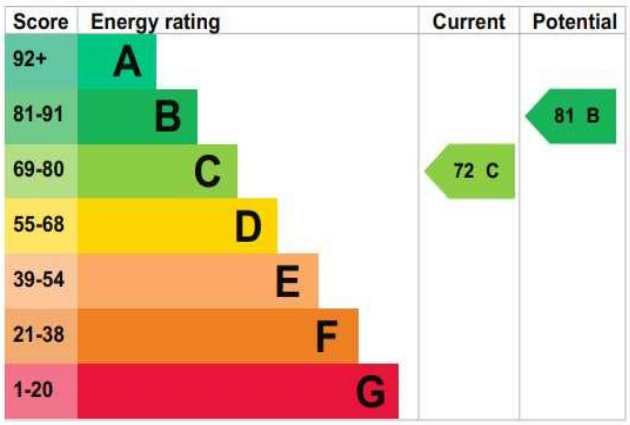
Properties can be let if they have an energy rating from A to E.

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).

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:

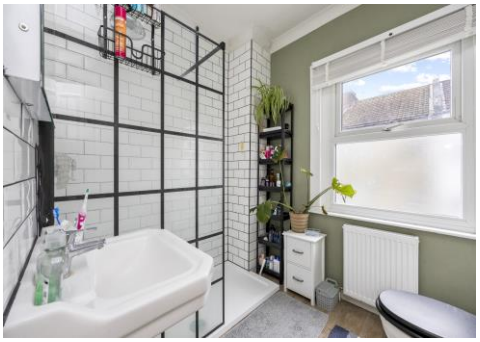
the average energy rating is D
the average energy score is 60














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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