



3 Carisbrooke Road
Brighton, BN2 3EF

£460,000
Freehold

UWS1241

- Well Presented Two Bedroom Terrace House
- Planning Approval For Loft Conversion & Side Extension*
- Through Sitting/Dining Room
- Kitchen
- Upvc Double Glazing
- 17'5 x 13'8 South Facing Garden
- Viewing Highly Recommended
- Bathroom With Under Floor Heating
- Loft Space, Perfect For Home Office/Study With Fixed Stairs
- Gas Central Heating

****TWO BEDROOM MID TERRACE HOUSE** LOFT SPACE WITH FIXED STAIRS**PLANNING APPROVAL TO CONVERT AND EXTEND**** This is a fantastic house situated just off Elm Grove and with planning approval, architectural and structural drawings and calculations for a loft conversion to create a master bedroom with en-suite and planning approval, architectural drawings and calculations for a side extension (*planning approval granted May 2025 and valid for three years*). The accommodation is arranged over three floors and comprises; through sitting/dining room with solid wood flooring, and a kitchen on the ground floor. On the first floor there are two double bedrooms and a bathroom with under floor heating. Fixed stairs lead to the loft space which is an ideal home office/study but with permission to convert. There is a front garden and a south facing rear garden measuring 17'5 x 13'8 which is perfect for entertaining. The property has the added benefit of gas central heating and upvc double glazing. Carisbrooke Road is parking Zone S which is "light touch" and free at weekends, and no waiting list for a permit. Elm Grove is located just around the corner with buses running regularly providing easy access to Brighton city centre. The South Downs are just around the corner with great walks all the way to Lewes. Both Elm Grove and St Luke's School are also easily accessible. EPC Rating D (58). Approx 83 Sqm/900 Sqft internally.

Front Garden

Front garden area with pathway leading to part glazed upvc double glazed front door opening into;

Entrance Hallway

Solid wood flooring, archway into;

Dining Room 1394' 4" x 11' 5" (425m x 3.47m)

Upvc double glazed window to the rear, period style radiator, built-in shelving to either side of the chimney breast, solid wooden floor, additional period style radiator, under stairs storage cupboard, archway opening into;

Sitting Room 11' 3" x 10' 7" (3.43m x 3.23m)

Upvc double glazed window to the front, radiator, fire place with gas fire, dado rail, ceiling rose, solid wood flooring.

Kitchen 9' 1" x 6' 8" (2.78m x 2.03m)

Dual aspect with upvc double glazed windows to the side and rear, double glazed door leading out to the rear garden. Range of fitted wall and base units with work surfaces over, gas cooker point, integrated fridge, space and plumbing for washing machine. Cupboard housing Alpha combination boiler.

First Floor Landing

Glass balustrade stairs rise from the ground floor to the first floor landing, period style radiator, doors to bedrooms one and two and the bathroom and glass balustrade stairs from the first floor to the loft space.

Bedroom One 13' 10" x 10' 11" (4.21m x 3.33m)

Upvc double glazed windows to the front with great views, period style radiator, stripped and painted wooden floor boards.

Bedroom Two 11' 7" x 7' 9" (3.54m x 2.36m)

Upvc double glazed window to the rear, period style radiator, stripped and painted wooden floor boards.

Bathroom 8' 9" x 6' 8" (2.66m x 2.03m)

Opaque upvc double glazed window to the side, white suite with wc, bath with shower over and hand basin with heated mirror, heated towel radiator and under floor heating.

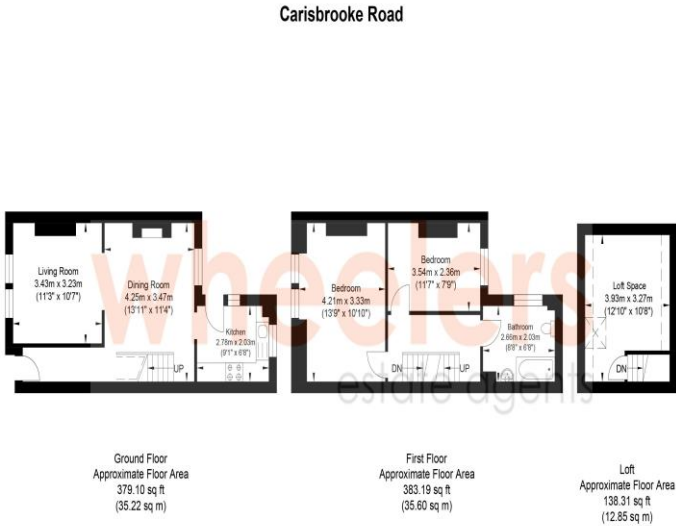
Loft Space 12' 11" x 10' 9" (3.93m x 3.27m)

Velux window to the front with great views and plenty of eaves storage. There is a proper stair case to this space but it cannot be called a room as it doesn't have building regulations. However, the current owners have architectural drawings and calculations to change this into a master bedroom with en-suite.

Rear Garden 17' 5" x 13' 8" (5.30m x 4.16m)

Fantastic south facing garden which has been significantly improved by the current owners with a raised composite decked area with ample space for garden furniture and entertaining.

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



Energy performance certificate (EPC)

3 Carisbrooke Road BRIGHTON BN2 3EF	Energy rating D	Valid until: 31 August 2035
		Certificate number: 9400-2293-0022-2503-3153

Property type	Mid-terrace house
Total floor area	87 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.](#)

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		75 C
55-68	D	58 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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