

wheelers

estate agents



22 Newark Place
Brighton, BN2 9NT

£429,950
Freehold

UWS1306

- Two Bedroom Terrace House
- Sought After Hanover Location
- Open Plan Sitting/Dining Room
- 21' Patio Garden
- Good Size Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating

****TWO BEDROOM TERRACE HOUSE **PATIO GARDEN **SOUGHT AFTER HANOVER LOCATION.** An exceptionally well presented and maintained two bedroom terrace house, ideally situated on Newark Place in sought-after Hanover. The spacious accommodation is arranged over two floors and begins with a welcoming entrance hallway leading into a 19'2 x 12'8 open-plan sitting/dining room, featuring attractive stripped wooden floors and direct access to the low-maintenance patio garden, complete with artificial lawn. The well-appointed kitchen is fitted with a range of integrated appliances. On the first floor are two well-proportioned bedrooms, a family bathroom and a useful storage cupboard. Newark Place is ideally positioned for access to Brighton city centre, Brighton Station and the seafront, are all within easy reach. A superb Hanover home, presented in excellent condition throughout. Internal viewing is highly recommended. EPC Rating C (70). Parking Zone V (waiting list applies).

Front door opening into; entrance hallway

Ample space for coats and shoes, storage cupboard, door into;

Sitting/Dining Room 19' 2" x 12' 8" (5.85m x 3.86m)

Sash window to the front, two radiators, stripped wooden floorboards, door to the garden, stairs leading to the first floor, glazed door into;

Kitchen 14' 1" x 7' 3" (4.28m x 2.20m)

Glazed window to the rear, good range of fitted wall and base units with work surfaces over. Inset sink and drainer unit, inset gas hob, fitted electric oven. Integrated dishwasher, integrated fridge, and freezer, space and plumbing for washing machine. Cupboard housing combination boiler.

First Floor Landing

Window to the rear, storage cupboard, doors to both bedrooms and the bathroom, access to loft.

Bedroom One 15' 10" x 12' 7" (4.83m x 3.84m)

Sash window to the front, radiator, stripped wooden floorboards, built-in wardrobes.

Bedroom Two 13' 5" x 7' 4" (4.08m x 2.23m)

Sash window to the front, radiator, stripped wooden floorboards.

Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

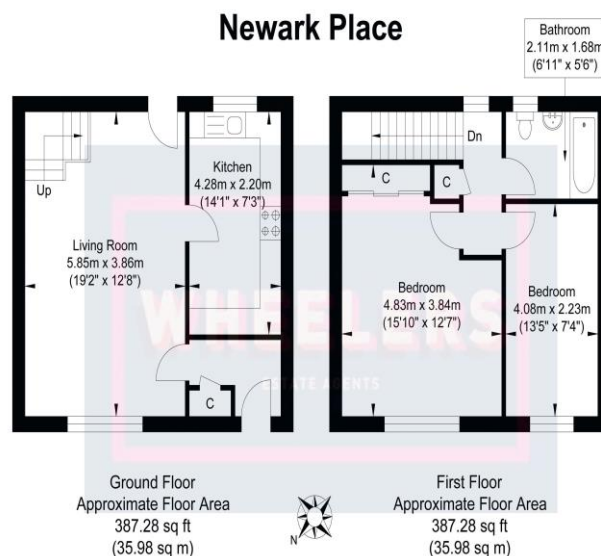
Opaque window to the rear, wc, hand basin, bath with shower over, towel radiator.

Patio Garden 21' 9" x 8' 2" (6.62m x 2.49m)

Low maintenance garden enclosed by walled boundaries with artificial lawn.

Tenure; Freehold

Council Tax; Band B



Approximate Gross Internal Area = 71.96 sq m / 774.56 sq ft

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

Energy performance certificate (EPC)

22 Newark Place BRIGHTON BN2 9NT	Energy rating C	Valid until: 20 August 2036
		Certificate number: 0360-2209-2680-2726-0585

Property type	Mid-terrace house
Total floor area	79 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.](#)



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
wheelersstateagents.co.uk
info@wheelersstateagents.co.uk