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15 Lynton Street
Brighton, BN2 9XQ

£500,000
Freehold

UWS1012

- **A Three storey terraced house situated close to Elm Grove School**
- **Large through lounge / dining room with French doors to the rear garden**
- **3 Bedrooms**
- **Bedroom 1 with views across Brighton to the Downs**
- **Modern fitted kitchen with some built-in appliances**
- **Double Glazed**
- **East facing artificial grass rear garden**
- **Close to local good schools**
- **Viewing is highly recommended**
- **Large family bathroom with white suite & separate shower cubicle**
- **Gas heating with combi boiler**

** 3 STOREY HOUSE WITH THE LOFT ALREADY CONVERTED, VERY CLOSE TO ELM GROVE SCHOOL and in the catchment area for St Luke's Primary School. A very well presented 3 storey 3 bedroom Victorian house located between Elm Grove and Queens Park Road. Set back slightly from the road, with a small front garden, this home is located on a neighbourly one way street. Large open plan lounge/diner with a modern kitchen on the ground floor with French doors to the easy to maintain rear garden. 2 double bedrooms and a modern bathroom on the first floor, with the main bedroom on the top floor(loft converted by Ark builders). Well-presented and viewing recommended. Parking Zone V (waiting list applies). EPC Rating D (66).

Steps leading to uPVC double glazed entrance door to:

Entrance Hallway
Radiator, under-stairs cupboard, stairs to first floor, and door to:

Lounge/ Dining Room *23' 4" x 10' 8" (7.11m x 3.25m)*
Radiator, stripped wood half-height cupboard to chimney recess, uPVC double glazed bay window to front, and double glazed French doors leading to rear garden.

Kitchen *15' 1" x 7' 5" (4.59m x 2.26m)*
A range of modern white base cupboards and drawers with work-surfaces above, black composite sink with mixer tap, inset 4 ring electric hob with oven below and extractor hood above, plumbing for washing machine, integrated fridge, freezer and dishwasher, matching range of wall mounted units, radiator, part tiled walls, cupboard housing gas combination boiler, ceramic tiled floor, 2 uPVC double glazed windows and double glazed door leading to rear garden.

From entrance hallway stairs leading to:

Mezzanine Landing and door to:

Bathroom *9' 6" x 6' 10" (2.89m x 2.08m)*
White suite of double ended bath with mixer tap, low-level wc, shower cubicle with electric shower, hand basin, ladder style radiator, fully tiled walls and floor and frosted uPVC double glazed window to rear aspect.

From mezzanine landing stairs leading to:

First Floor Landing
Smoke alarm.

Bedroom 2 *14' 2" x 12' 0" (4.31m x 3.65m)*
uPVC double glazed bay window to front aspect, radiator.

Bedroom 3 *10' 9" x 8' 10" (3.27m x 2.69m)*
uPVC double glazed window overlooking the rear garden, radiator.

From first floor landing stairs leading to:

Second Floor
uPVC double glazed window and door to:

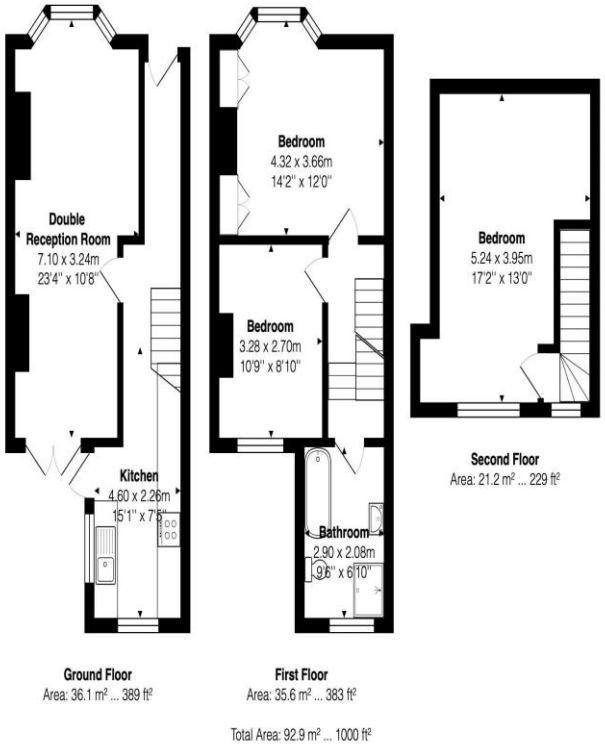
Radiator, eaves storage cupboards, large velux window with views across Brighton to the Downs, uPVC double glazed window overlooking the rear garden.

Outside

Side Return *9' 3" x 6' 4" (2.82m x 1.93m)*
Quarry tiled with steps leading to main garden.

Main Garden *16' 0" x 14' 4" (4.87m x 4.37m)*
East Facing, artificial grass with side and rear raised sleeper flower beds, brick rendered and timber fence boundaries.

Tenure; Freehold
Council Tax; Band C



Bedroom 1 *17' 2" x 13' 0" (5.23m x 3.96m)*

Energy performance certificate (EPC)

15 Lynton Street BRIGHTON BN2 9XQ	Energy rating **D**	Valid until:	**16 June 2032**
		Certificate number:	**0330-2423-0160-2592-6721**

Property type

Mid-terrace house

Total floor area

93 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.














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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