



**93 Bentham Road**  
Brighton, BN2 9XB

**£525,000**  
Freehold

UWS1267

- **Exceptional Three Storey Hanover End of Terrace House**
- **Open Plan Sitting Room/Kitchen**
- **Ground Floor wc**
- **Three Bedrooms**
- **Upvc Double Glazing**
- **19' South Facing Patio Garden With Bike Shed**
- **Viewing Essential**
- **Master Bedroom With En-Suite Wet Room**
- **Family Bathroom**
- **Gas Central Heating**

**\*\*THREE BEDROOMS \*\*MASTER BEDROOM WITH ROOF TOPS VIEWS TO THE SEA \*\*SECLUDED PATIO GARDEN.** A beautifully presented three-storey Hanover terraced house, offering bright, spacious, and stylish accommodation throughout. The ground floor features an open-plan sitting, dining, and kitchen area, perfect for modern living and entertaining with bi-folding doors opening onto the patio, creating a real indoor to outdoor feel. There is a convenient ground floor wc on this level too. The upper floors offer three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from its own private wet room and enjoys attractive views across Brighton's rooftops towards the sea. With approximately 84 square meters/911 square feet of internal space, this home feels both airy and generously sized. To the side, there is a secluded, south-facing patio garden (approx. 19' x 16'), ideal for relaxing or hosting, complete with a practical bike shed. Exceptionally well presented throughout, this is a bright and welcoming home in a sought-after location. Early viewing is highly recommended. EPC Rating D (66). Parking Zone V (waiting list applies).

**Front Garden**

Small front garden area with path at the side leading to a locked gate and access into the ground floor via a upvc double glazed door.

**Open Plan Sitting/Dining/Kitchen 30' 2" x 13' 1" (9.19m x 3.98m)**

Upvc double glazed bay window to the front, bi-folding doors opening out onto the patio garden creating a lovely flow into the garden. Kitchen; good range of fitted wall and base units with work surfaces over, inset sink and drainer unit, inset gas hob with extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge and freezer. Under stairs storage cupboards. Opaque upvc double glazed door opening out onto a small triangular area with artificial grass, handy space for additional bikes.

**Ground Floor Wc**

Wc and hand basin, concealed cupboard housing combination boiler.

**First Floor Landing**

Doors to both bedrooms and the family bathroom and door opening to the top floor.

**Bedroom 13' 1" x 10' 5" (3.98m x 3.17m)**

Upvc double glazed bay window to the front, radiator.

**Bedroom 12' 3" x 6' 10" (3.74m x 2.09m)**

Upvc double glazed window to the side, radiator.

**Master Bedroom Suite 17' 0" x 13' 0" (5.19m x 3.97m)**

Two Velux windows to the front with roof top views to the sea, eaves storage, upvc double glazed window to the rear, radiator, door into;

**Wet Room**

Opaque upvc double glazed window to the rear, wc, hand basin and shower, heated towel radiator.

**Garden 19' 7" x 16' 5" (5.98m x 5.0m)**

A very secluded patio garden enjoying a southerly aspect and enclosed by walled and fenced boundaries, bike shed with power and outside tap.

**Tenure; Freehold**

**Council Tax; Band C**



# Energy performance certificate (EPC)

93 Bentham Road BRIGHTON BN2 9XB	Energy rating <b>D</b>	Valid until:	8 February 2036
		Certificate number:	2414-2218-1250-1311-5103

**Property type** End-terrace house

**Total floor area** 85 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 B.

[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**

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