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estate agents









5 Islingword Street
Brighton, BN2 9UR

£490,000
Freehold

UWS1278

- **Two/Three Bedrooms**
- **One/Two Reception Rooms**
- **Three Storey Home**
- **Potential To Convert Loft (STNPP)**
- **Upvc Double Glazing**
- **West Facing Garden**
- **Kitchen**
- **Bathroom**
- **Gas Central Heating**

**TWO/THREE BEDROOMS **ONE/TWO RECEPTION ROOMS. **WEST FACING GARDEN. A charming two/three-bedroom Hanover house arranged over three storeys, offering flexible living space, a west-facing rear garden, and exciting loft conversion potential, as seen in many neighbouring properties (subject to the usual consents). Bright and airy throughout, the versatile accommodation comprises a ground floor bedroom or additional reception room, a bathroom, and a useful storage cupboard. The first floor features two double bedrooms, with the rear bedroom enjoying fantastic rooftop views across the surrounding area. At the heart of the home is the lower ground floor open-plan kitchen/living space — an inviting and sociable area ideal for both everyday living and entertaining. Outside, the west-facing rear garden is perfectly positioned to enjoy the late afternoon and evening sun. Parking Zone V (waiting list applies). EPC Rating C (72).

Front door opening into; entrance hallway
Stairs rising to the first floor landing, radiator, great storage cupboard, stairs leading to the lower ground floor.

Sitting Room/Bedroom *11' 6" x 11' 5" (3.50m x 3.48m)*
Upvc double glazed window to the front, radiator.

Bathroom *11' 6" x 9' 1" (3.50m x 2.76m)*
Upvc double glazed window to the rear, white suite comprising bath with shower over, wc, hand basin.

First Floor Landing
Upvc double glazed window to the rear, access to loft, doors to both bedrooms.

Bedroom *14' 9" x 11' 6" (4.50m x 3.50m)*
Upvc double glazed window to the front, radiator.

Bedroom *11' 6" x 9' 4" (3.50m x 2.84m)*
Upvc double glazed window to the rear, radiator, feature fireplace.

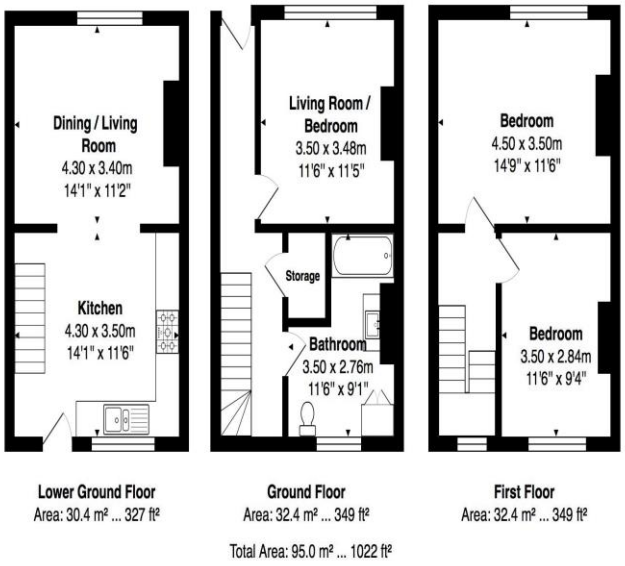
Sitting/Dining Room *14' 1" x 11' 2" (4.30m x 3.40m)*
Upvc double glazed window to the front, radiator.

Kitchen *14' 1" x 11' 6" (4.30m x 3.50m)*
Upvc double glazed window overlooking the rear garden, good range of fitted wall and base units with work surfaces over, space and point for gas cooker, inset sink and drainer unit, integrated dishwasher, space and point for fridge freezer, space and plumbing for washing machine. Upvc double glazed door leading out to the rear garden.

Garden *18' 6" x 15' 5" (5.63m x 4.70m)*
Enclosed by fenced boundaries with raised beds and enjoying a westerly aspect, outside storage.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

5 ISLINGWORD STREET BRIGHTON BN2 9UR	Energy rating **C**	Valid until:	**18 April 2031**
		Certificate number:	**9016-3005-5204-2159-6204**

Property type	Mid-terrace house
Total floor area	97 square metres

Rules on letting this property

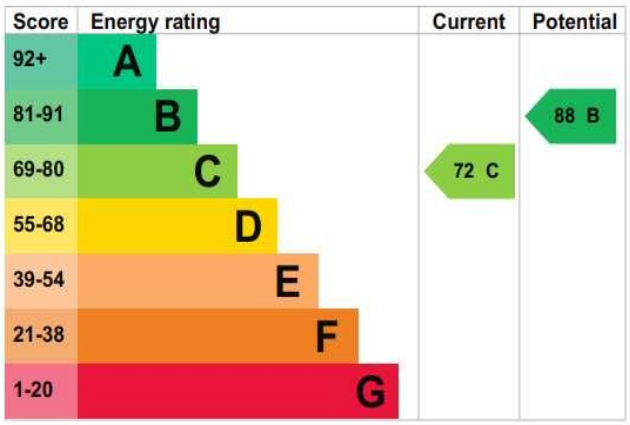
Properties can be let if they have an energy rating from A to E.

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**

Wheelers Estate Agents
119 Islingword Road
Hanover
Brighton
BN2 9SG

01273-606027
wheelersestateagents.co.uk
info@wheelersestateagents.co.uk