



**17 Lincoln Street**  
Brighton, BN2 9UG

**£540,000**  
Freehold

UWS1272

- An Impeccable Three Storey Hanover Terrace House
- Through Sitting/Dining Room
- Bright, Light Kitchen With French Doors To The Garden
- 15' x 15' Rear Garden
- Neighbourly One Way Street
- Three Double Bedrooms
- Family Bathroom
- Gas Central Heating
- 93 Square Meters/1,004 Square Feet

**\*\* MAINTAINED TO AN EXTREMELY HIGH STANDARD. 3 DOUBLE BEDROOMS. EXCELLENT INSULATION AND SOUNDPROOFING, FITTED BY THE CURRENT OWNER. A TRULY STANDOUT HOME IN A PRIME HANOVER LOCATION.** Lincoln Street is one of the best streets in Hanover, a one way street running between Islingword Road and Southover Street. Our seller has spent a considerable amount of time and money on his property, converting the loft in 2008, replacing joists, adding insulation and sound proofing and laying an engineered oak wood flooring, for example. Through lounge/diner, kitchen with fitted appliances and French doors out to the private garden. 2 Double bedrooms and a stunning family bathroom on the first floor. Loft converted bedroom 3 on the top floor. Excellent attention to detail and viewing is essential, to see what has been done to make this a ready to move in home. 93 Square meters internally. Parking Zone V, a short waiting list at present. (EPC Rating D - 68)

**Front door opening into; Entrance Hallway**

Stairs rising to the upper floors, radiator, under stairs storage cupboard, door to the kitchen and door into the through sitting/dining room.

**Sitting room area 10' 7" x 10' 2" (3.22m x 3.09m)**

Sash bay window to the front with fitted plantation shutters, period style radiator below.

**Dining room area 10' 1" x 8' 6" (3.07m x 2.60m)**

Sash bay window to the rear, period style radiator.

**Kitchen 12' 11" x 7' 10" (3.93m x 2.38m)**

Dual aspect with two upvc double glazed sash windows to the side and upvc double glazed French doors opening onto the rear garden. Range of fitted wall and base units with work surfaces over with inset sink and drainer unit, space and point for gas cooker, integrated dishwasher, integrated fridge and freezer, integrated washing machine, tiled floor.

**First Floor Landing**

Door to the bathroom and a few stairs to the first floor landing.

**Bathroom**

Opaque upvc double glazed window to the rear, Velux window, period style radiator. Suite comprising fully tiled shower cubicle, free standing claw foot bath, wc and hand basin.

**First Floor Landing**

Doors to both bedrooms and stairs leading up to the top floor bedroom.

**Bedroom Two 13' 10" x 10' 2" (4.22m x 3.09m)**

Sash bay window to the front with fitted plantation shutters, radiator. feature fireplace, built-in wardrobes.

**Bedroom Three 10' 1" x 8' 6" (3.07m x 2.60m)**

Sash window to the rear, radiator.

**Master Bedroom 17' 10" x 10' 11" (5.44m x 3.34m)**

Two Velux windows to the front, eaves storage, radiator, upvc double glazed window to the rear.

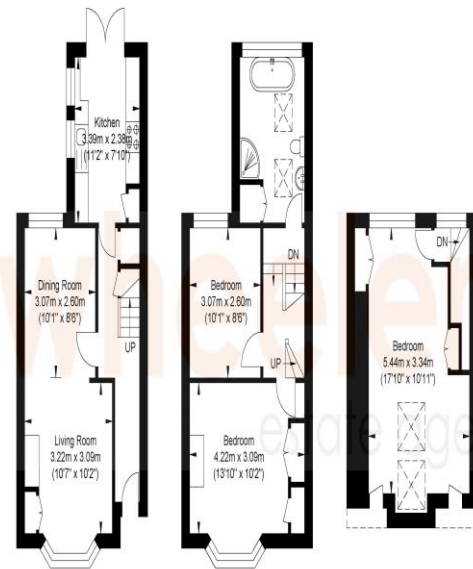
**Garden 15' 0" x 15' 0" (4.57m x 4.57m)**

Patio garden enclosed by walled boundaries and enjoying a south easterly aspect with good size built in garden storage.

**Tenure; Freehold**

**Council Tax; Band C**

**Lincoln Street**



Ground Floor	First Floor	Second Floor
Approximate Floor Area 370.10 sq ft (34.40 sq m)	Approximate Floor Area 380.61 sq ft (35.36 sq m)	Approximate Floor Area 253.80 sq ft (23.60 sq m)

Approximate Gross Internal Area = 93.36 sq m / 1004.51 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

17 Lincoln Street  
BRIGHTON  
BN2 9UG

Energy rating

**D**

Valid until:

24 April 2036

Certificate number:

0320-2234-8640-2626-2115

Property type

Mid-terrace house

Total floor area

93 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 <b>C</b>
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**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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