



2 Grant Street
Brighton, BN2 9UN

£505,000
Freehold

UWS1273

- No Chain
- Three Storey Hanover House
- Three Bedrooms
- Through Sitting/Dining Room
- Kitchen
- One Of Hanover's Most Desirable Streets
- 101 Square Meters/1,0859 Square Feet
- 22' West Facing Garden
- Bathroom
- Master Bedroom With En-Suite

****NO CHAIN. **22' WEST FACING PATIO GARDEN. **THREE BEDROOM, THREE STOREY HANOVER HOUSE.**
 Set on one of Hanover's most desirable and community-minded one-way streets, this lovely home is offered for sale with no onward chain. Arranged over three floors and extending to approximately 101 sq m / 1,089 sq ft, the property benefits from an enviable east-to-west aspect, filling the house with natural light throughout the day, together with a generous 22' west-facing patio garden. The accommodation includes a spacious through sitting and dining room, alongside a well-appointed kitchen. The first floor offers two double bedrooms and a family bathroom. Occupying the top floor, the impressive master bedroom features an en-suite shower room and far-reaching views across Brighton's rooftops. Combining character, space and an excellent location, this is a rare opportunity to acquire a superb Hanover property. EPC Rating C (75). Parking Zone V (waiting list applies).

Front door opening into; entrance hallway

Stairs rising to the upper floors, stairs down to the kitchen, radiator, under stairs storage, and door into;

Sitting/Dining Room 21' 8" x 10' 4" (6.60m x 3.15m)

Upvc double glazed bay window to the front, fireplace, dining area with upvc double glazed window to the rear and built-in storage.

Kitchen 10' 2" x 8' 0" (3.09m x 2.44m)

Fitted kitchen with wood work surfaces over, inset gas hob, and extractor hood over, fitted electric oven, space and point for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, radiator. Glazed window and door to the garden.

Family Bathroom 10' 2" x 8' 0" (3.09m x 2.44m)

Opaque upvc double glazed window to the side, wc, bath with shower over, hand basin, cupboard housing combination boiler.

Bedroom 10' 8" x 9' 1" (3.24m x 2.76m)

Upvc double glazed window to the rear, radiator, built-in storage cupboard.

Bedroom 14' 3" x 10' 4" (4.35m x 3.15m)

Upvc double glazed bay window to the front, radiator, built-in storage cupboard.

Master bedroom 17' 3" x 9' 0" (5.25m x 2.74m)

Velux window to the front, upvc double glazed window to the rear with fantastic views across Brighton roof tops, built-in storage cupboard, eaves storage, door into;

En-Suite Shower Room 7' 3" x 4' 1" (2.21m x 1.24m)

Velux window, wc, hand basin, shower cubicle, and heated towel radiator.

Rear Garden 22' 6" x 15' 2" (6.85m x 4.62m)

West facing patio garden enclosed by walled boundaries with great size brick built shed with ample storage.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

2 Grant Street BRIGHTON BN2 9UN	Energy rating	Valid until: 5 May 2036
	C	Certificate number: 6200-3155-0022-2604-3563

Property type	Mid-terrace house
Total floor area	101 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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