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estate agents



71 Islingword Place
Brighton, BN2 9XG

£550,000
Freehold

UWS1202

- Beautifully presented inside and out
- 3 Double bedrooms
- Loft already converted with an en suite WC
- Stunning views
- Through lounge/diner
- Close to St Luke's and Elm Grove schools
- West facing landscaped patio garden
- Modern kitchen
- Family bathroom on the first floor

**** STUNNING HOME. BEAUTIFUL PRESENTATION. 3 DOUBLE BEDROOMS. WEST FACING GARDEN. INTERNAL VIEWING ESSENTIAL**** The owners of this wonderful Hanover home have impeccable taste, with an excellent eye for colour and design. Located on a colourful street, made up of Victorian houses, within the catchments for nearby highly sought after Elm Grove and St Luke's schools. A knocked through lounge/diner, with a well-designed kitchen with French doors out to the West facing landscaped patio garden. Designed for easy maintenance and plenty of outdoor entertaining. 2 bedrooms on the first floor, as well as a stunning family bathroom, above the kitchen. The loft has been converted create the master bedroom with an en-suite WC and offers superb natural light and wonderful views over Brighton and down to the sea. Viewing is without doubt highly recommended. Parking Zone V, no waiting list at present. EPC Rating C (72). Internal measurement, 100 square meters. Council Tax Band C.

Front door opening into; entrance vestibule with additional door opening into;

Entrance Hallway

Stripped wooden floorboards, stairs rising to the upper floors, radiator, and glazed double doors opening into;

Sitting/Dining Room

Stripped wooden floor boards, upvc double glazed bay window to the front, radiator, upvc double glazed window to the rear, radiator, stairs leading down to the;

Kitchen

Range of fitted wall and base units with work surfaces over, inset stainless steel sink with mixer tap, space and plumbing for washing machine, integrated dishwasher, inset gas hob with extractor hood over, space and point for fridge freezer, eye level oven and grill. Wall mounted Valliant combination boiler. Upvc double glazed window to the side, upvc double glazed French doors leading out to the rear garden.

Returning to the entrance hall, stairs rise to the half landing with door into;

Bathroom

Stylish bathroom with suite comprising free standing bath, wc, basin and separate shower, wall mounted towel radiator, opaque upvc double glazed window to the side.

Bedroom

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

Bedroom

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

Stairs rise to from the first floor landing to the upper floor.

Master bedroom

Velux window to the front, radiator, eaves storage, built-in wardrobe storage, upvc double glazed window to the rear with fantastic views across Brighton roof tops and to the sea in the distance.

En-suite wc

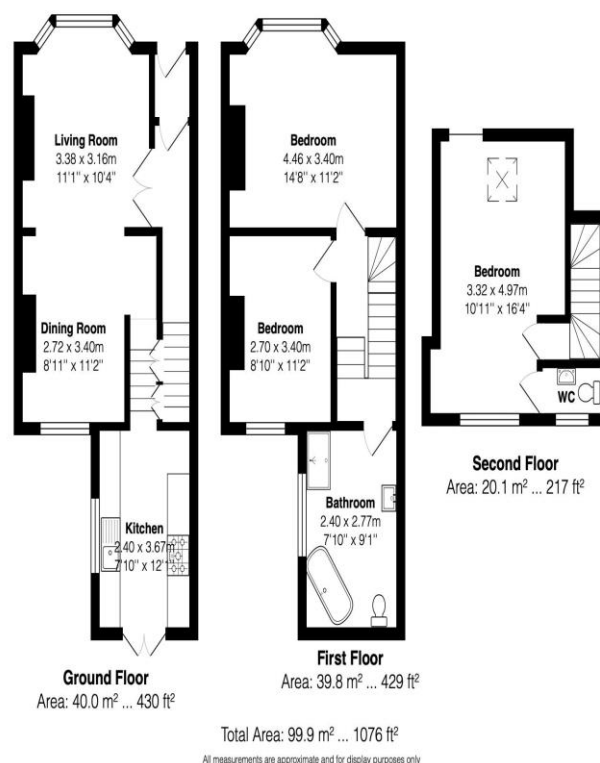
Wall hung wc, enclosed cistern wc and upvc double glazed window to the rear.

Rear Garden

Approximately; 14'1 x 16'9 west facing beautifully presented patio garden with bespoke seating area and enclosed by walled and fenced boundaries. Area of patio garden to the side measures approximately . 9'9 x 5'4.

Tenure; Freehold

Council Tax Band C.



Energy performance certificate (EPC)

71 Islingword Place
BRIGHTON
BN2 9XG

Energy rating

C

Valid until:

8 May 2035

Certificate number:

1000-7116-0822-3503-3553

Property type

Mid-terrace house

Total floor area

100 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		88 B
69-80	C	72 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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