

wheelers

estate agents



1 Totland Road
Brighton, BN2 3EP

£485,000
Freehold

UWS1083

- No Chain
- End Of Terrace Box Bay Fronted House
- Three Bedrooms
- Through Sitting/Dining Room
- Cellar Storage
- Potential To Extend STNPP
- Plenty Of Character Throughout
- Kitchen/Breakfast Room With Tri-Folding Doors
- Family Bathroom
- West Facing Rear Garden

An attractive three-bedroom end-of-terrace box bay-fronted period home, offered for sale with no onward chain. Brimming with character and original charm, this delightful property retains a wealth of period features including working fireplaces, stripped and painted wooden floorboards, exposed brickwork and an attractive west-facing rear garden. The accommodation is arranged over two floors and begins with a welcoming entrance hall featuring an exposed brick wall, setting the tone for the character found throughout the home. To the front is an open-plan sitting and dining room centred around a working fireplace, creating a warm and inviting living space. To the rear, the generous kitchen/breakfast room enjoys an abundance of natural light and features tri-folding doors opening seamlessly onto the low-maintenance west-facing garden, ideal for entertaining and al fresco dining. The half landing continues the exposed brickwork and provides access to the family bathroom and the third bedroom. The first floor offers two generous double bedrooms, including a bright master bedroom with a box bay window overlooking the front of the property. The enclosed rear garden measures approximately 18' x 13', enjoys a sunny westerly aspect and provides access to a useful cellar beneath the house, offering excellent additional storage. This charming family home also presents an exciting opportunity to extend into the loft, where there is potential to create two further bedrooms and an additional shower room, subject to the necessary planning permissions and building regulations, allowing buyers to significantly increase both the living space and future value of the property. EPC Rating D (60). Parking Zone S (no waiting list, light touch and free at weekends).

Front door opening into entrance hallway;

Stripped and painted floor boards, exposed brick wall, radiator, stairs leading to the upper floors, door into the sitting/dining room, and steps leading down to the kitchen.

Sitting Room 12' 8" x 11' 8" (3.86m x 3.56m)

Sash box bay window to the front, stripped and painted floor boards, open and working fire place, vertical radiator, archway through to;

Dining Room 11' 3" x 9' 4" (3.42m x 2.84m)

Stripped and painted wooden floor boards, sash window to the rear.

Kitchen/Breakfast Room 18' 3" x 9' 7" (5.56m x 2.91m)

Window to the side, fitted range of base units with work surfaces over, inset stainless steel sink and drainer unit, inset gas hob with extractor hood over. Fitted eye level oven and grill, space and plumbing for washing machine, space and point for tumble dryer, integrated dishwasher, space and point for fridge freezer, radiator, under stairs storage. tri-folding doors opening out to the rear garden.

Half Landing

Stripped and painted floor boards, exposed brick wall, door to bedroom three and bathroom.

Bedroom Three 10' 0" x 9' 7" (3.05m x 2.91m)

Sash window to rear, radiator.

Bathroom

Window to the side, white suite comprising wc, hand basin and bath with shower over, towel radiator.

First Floor Landing

Stripped and painted floor boards, access to loft space, exposed brick wall, doors to both bedrooms.

Master Bedroom 12' 11" x 15' 0" (3.94m x 4.57m)

Sash box bay window to the front, stripped and polished floor boards, radiator, feature fireplace.

Bedroom Two 11' 0" x 9' 6" (3.36m x 2.89m)

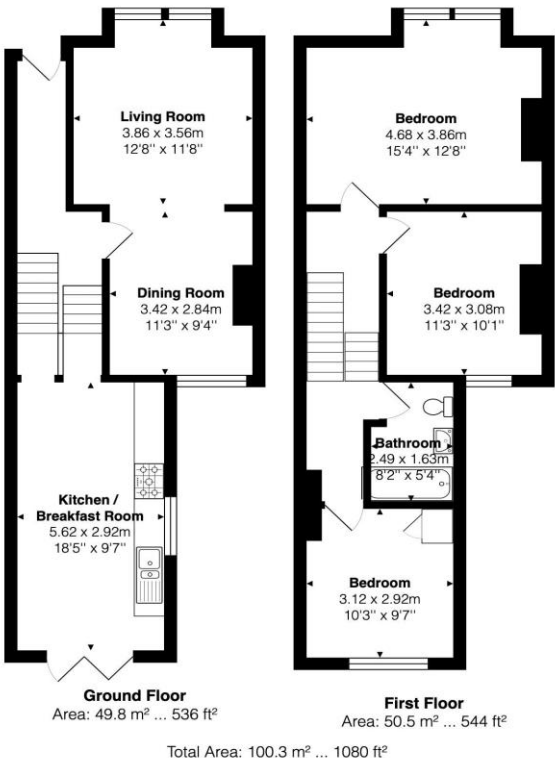
Sash window to the rear, stripped and painted floor boards, radiator, feature fireplace.

Rear Garden 18' 4" x 13' 2" (5.58m x 4.01m)

Accessed via tri folding doors from the kitchen/breakfast room onto a raised decked area, artificial grass, enclosed by walled and fence boundaries, and enjoying a westerly aspect. Access down the side of the house to a cellar providing handy storage.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

1 Totland Road BRIGHTON BN2 3EP	Energy rating D	Valid until: 30 July 2033
		Certificate number: 0330-2709-1230-2077-7921

Property type
End-terrace house

Total floor area
100 square metres

Rules on letting this property

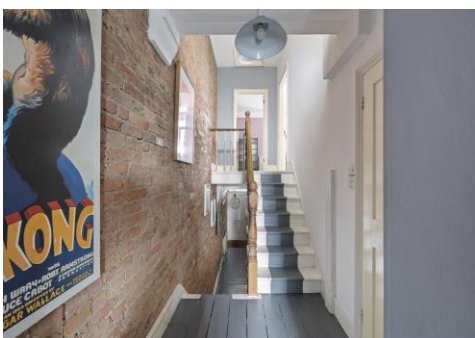
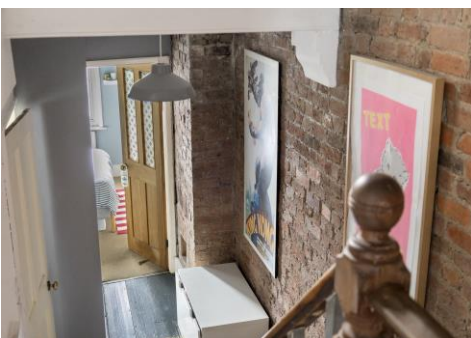
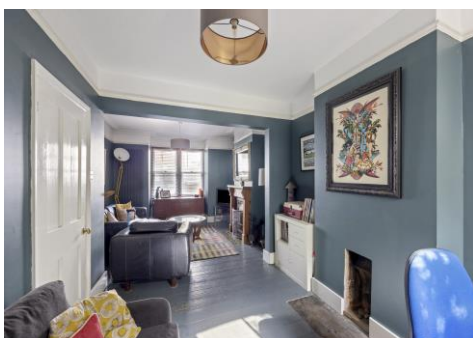
Properties can be let if they have an energy rating from A to E.

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 current 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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