



**34 Islingword Street**  
Brighton, BN2 9UR

**Guide Price £525,000**  
Freehold

UWS1255

- **Three Bedroom Terrace House**
- **Open Plan Sitting/Dining/Kitchen Room**
- **Contemporary Bathroom**
- **Beautifully Presented Throughout**
- **West Facing Rear Garden**
- **Gas Central Heating**
- **Upvc Double Glazing**
- **Sought After Hanover Location**

**\*\*BEAUTIFULLY PRESENTED THROUGHOUT. \*\*THREE BEDROOMS, ONE RECEPTION ROOM OR TWO BEDROOMS AND TWO RECEPTION ROOMS. WEST FACING REAR GARDEN.** An extremely well presented three-bedroom terraced home with a west-facing garden, ideally positioned in the ever-popular Hanover district. This versatile and stylishly arranged property offers thoughtfully designed accommodation across three floors. The first floor comprises two well-proportioned bedrooms, while the ground floor features an inviting reception room alongside a sleek, contemporary bathroom. On the lower level, a superb open-plan sitting/dining/kitchen area creates the heart of the home—perfect for both everyday living and entertaining. The current owners have undertaken extensive refurbishment in recent years, resulting in a warm, welcoming interior finished to a high standard throughout. To the rear, a 22' west-facing garden provides a low-maintenance outdoor retreat, ideal for enjoying afternoon and evening sun. A fantastic opportunity to acquire a turnkey home in a highly sought-after location. EPC Rating C (70). Parking Zone V (waiting list applies).

**Front door opening into;**

**Entrance Hallway**

Engineered oak flooring, radiator, upvc double glazed sash bay window to the rear, doors to sitting room, and bathroom. Stairs rising to the first floor and stairs descending to the lower ground floor.

**Sitting Room 14' 9" x 10' 10" (4.50m x 3.30m)**

Engineered oak flooring, period style radiator, upvc double glazed window to the front with fitted shutters.

**Bathroom 9' 2" x 8' 2" (2.80m x 2.50m)**

Large upvc double glazed window to the rear, cupboard housing wall mounted Glowworm combination boiler. Suite comprising wc, hand basin, bath and separate enclosed shower cubicle, heated towel radiator, tiled floor and underfloor heating.

**First Floor Landing**

Upvc double glazed window to the rear, storage cupboard and access to loft space.

**Bedroom 14' 5" x 11' 6" (4.40m x 3.50m)**

Upvc double glazed window to the front, radiator, built-in storage to one side of the chimney breast.

**Bedroom 11' 6" x 9' 2" (3.50m x 2.80m)**

Upvc double glazed window to the rear with roof top views across Brighton, radiator.

**Lower Ground Floor**

**Open Plan Kitchen/Living Room 25' 3" x 14' 5" (7.70m x 4.40m)**

Engineered oak flooring, under floor heating wood burning stove, Upvc double glazed sash window overlooking the rear garden. Beautifully fitted kitchen units with quartz work surfaces over, inset sink and drainer unit with mixer tap, inset five ring induction hob with concealed extractor hood over. Eye level oven and grill, integrated fridge and freezer, integrated dishwasher, cupboard under the stairs with space and plumbing for washing machine. Upvc double door leading out to the rear garden.

**Rear Garden 22' 3" x 14' 8" (6.78m x 4.47m)**

West facing garden with patio area, outside tap, two storage sheds and further artificial grass area enclosed by walled and fenced boundaries.

**Tenure; Freehold**

**Council Tax Band C**

**Islingword Street**



Approximate Gross Internal Area = 94.56 sq m / 1017.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

34, Islingword Street BRIGHTON BN2 9UR	Energy rating	Valid until: 11 November 2028
	<b>C</b>	Certificate number: 9268-2812-7494-9398-7711

Property type	Mid-terrace house
Total floor area	98 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		87 B
69-80	C	70 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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