



15A Newark Place
Brighton, BN2 9NT

£360,000
Freehold

UWS1307

- Stylish throughout
- Updated to a high standard by the current owner
- Central Hanover, with no immediate neighbours opposite on the street
- New kitchen in 2024 with appliances
- Open plan lounge/diner with French doors out to the patio garden
- Bamboo flooring, double glazing and gas central heating
- 2 Bedrooms
- Upstairs bathroom
- Viewing highly recommended

**** BEAUTIFUL FREEHOLD HOUSE, WITH EXCELLENT KERB APPEAL. BUILT 30 YEARS AGO. STUNNING CONDITION. STYLISH INTERIOR **** This home is a ready to move in, with the current owner having spent a considerable amount of money on it, including a new kitchen, with appliances, ground floor reconfiguration, new bamboo flooring and a new front door, as well as redecoration. Excellent open plan living on the ground floor, which was opened up by the current seller, with access to the patio garden. The modern kitchen is to the rear. 2 Bedrooms and a bathroom on the first floor, with access to the loft, with pull down ladder, boarded, insulated and with a light. This modern, warm home blends in beautifully with the Victorian houses on the street. Easy access to the city centre, Brighton station and the seafront. Plenty of outstanding Hanover pubs and shops nearby on Southover Street. Parking Zone V, with a short waiting list at present. 48 Square meters internally. (EPC Rating 75 - C)

Location

Hanover is well known for its outstanding pubs, colourfully painted houses, the sense of community spirit, with well-loved schools. Perfectly located on the Eastern side of Brighton, with easy access to the station, the seafront and the city centre. It is considered a superb location.

Ground Floor

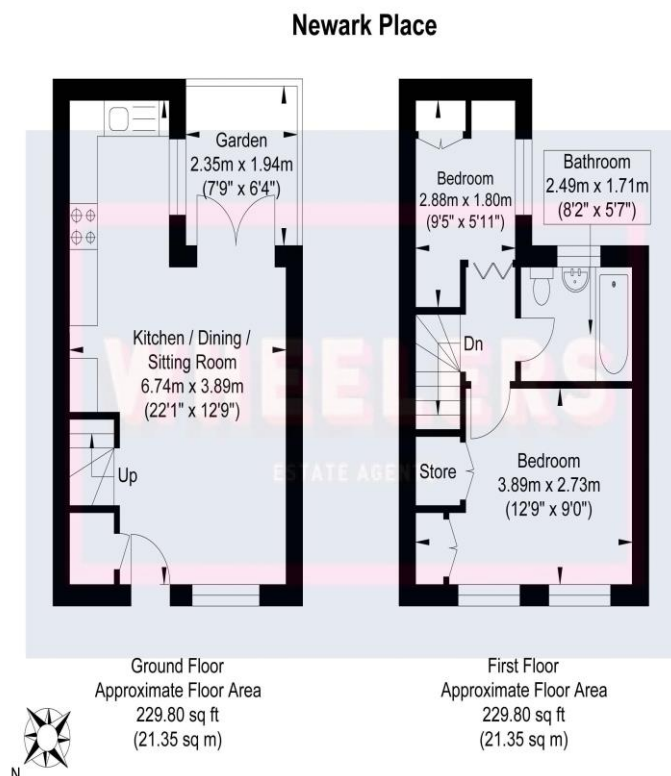
Open planning living to its finest. Beautifully presented throughout. As you enter the ground floor, you are drawn to the stunning kitchen to the rear of this open plan room. Dual aspect, French doors out to a small, but sunny patio garden. Stairs lead up the first floor.

First Floor

Main bedroom to the front, spanning the whole width of the house with Westerly views. Bathroom is behind this room and the second bedroom to the rear, above the kitchen. Access to a loft, with pull down ladder, insulated, boarded and with a power.

Patio

Wall enclosed and South-East facing.



Approximate Gross Internal Area = 42.70 sq m / 459.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

15a Newark Place BRIGHTON BN2 9NT	Energy rating C	Valid until:	6 September 2036
		Certificate number:	1636-1121-3600-0944-6206

Property type	Mid-terrace house
Total floor area	48 square metres

Rules on letting this property

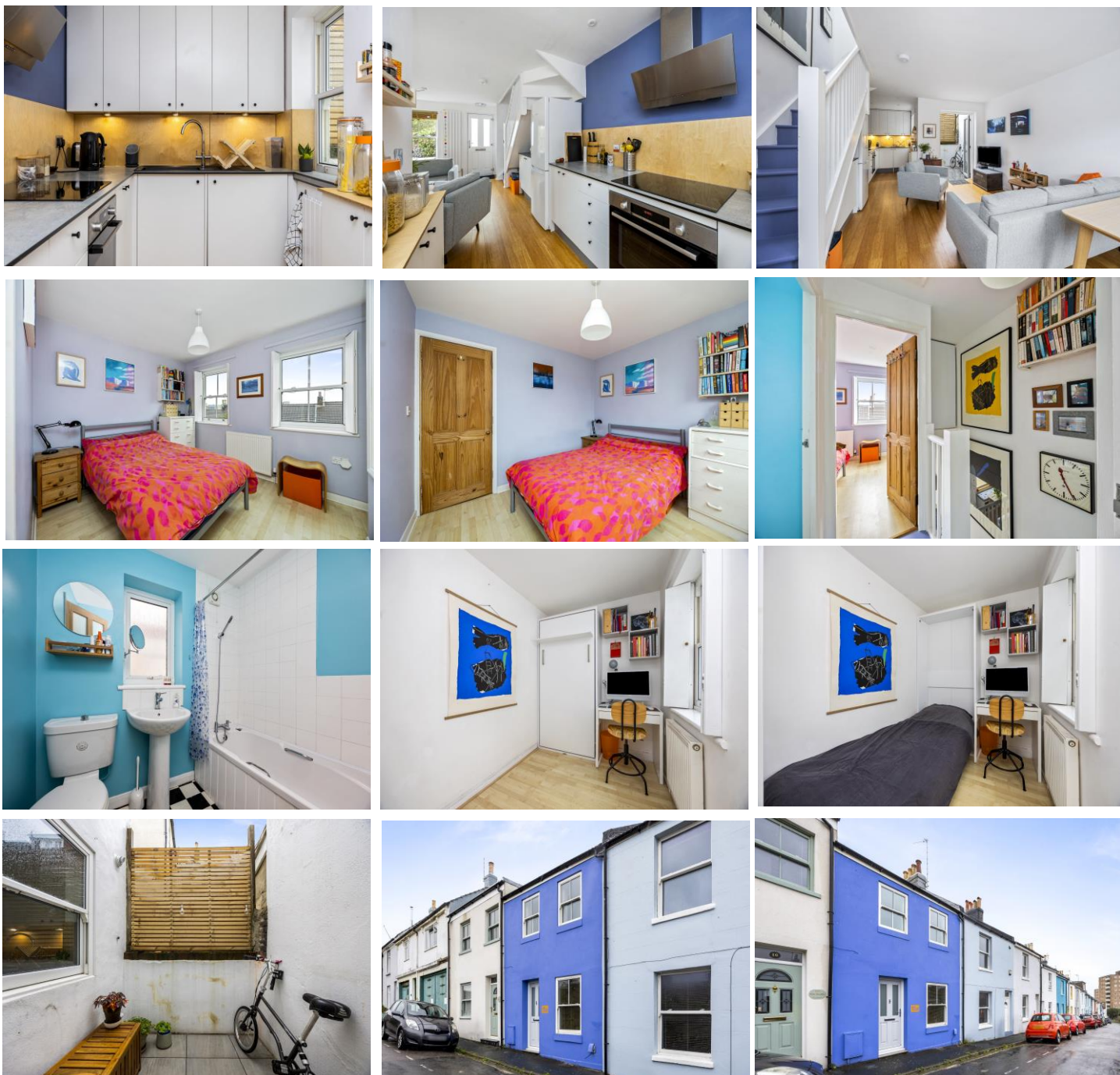
Properties can be let if they have an energy rating from A to E.

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 C.

[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**

Wheelers Estate Agents

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027 wheelersestateagents.co.uk

info@wheelersestateagents.co.uk