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59 De Montfort Road
Brighton, BN2 3AW

£495,000
Freehold

UWS1309

- **A three bedroom terraced house in lovely order, set back off the road, close to Lewes Road.**
- **3 Bedrooms**
- **Large through Lounge / Dining Room**
- **Modern fitted kitchen with some built-in appliances**
- **Gas Heating**
- **West facing rear patio garden & front garden**
- **Viewing highly recommended**
- **Upstairs bathroom with white suite & claw foot bath**
- **Separate W.C.**
- **Part double glazed**

**THREE BEDROOM TERRACE HOUSE. **WEST FACING GARDEN. A wonderfully light and airy three-bedroom, box bay-fronted terraced house, set back from the road and enjoying a good-sized front garden together with a desirable west-facing rear garden. This lovely family home offers generous and versatile accommodation arranged over two floors, extending to approximately 95 square meters/1,023 square feet. The property is approached via a spacious entrance hallway and comprises a particularly impressive 26' through sitting/dining room with high ceilings, creating a wonderful sense of space and light, together with a well-proportioned kitchen. On the half landing is the third bedroom and a separate WC. The first-floor landing provides access to two further excellent-sized bedrooms and a family bathroom, featuring a beautiful freestanding clawfoot bath. To the rear is a west-facing patio garden, providing a lovely outdoor space for relaxing and entertaining. Ideally located close to Elm Grove School, this is a spacious and characterful family home offering generous proportions, high ceilings and excellent outside space. Parking Zone V (waiting list applies). EPC Rating D (68).

Gate, pathway and front garden with block paving leading to:

uPVC double glazed entrance door to:

Entrance Lobby
High level cupboard housing electric meter & fuse box, low level cupboard housing gas meter, laminated flooring and stripped wood door leading to:

Entrance Hallway
Radiator, wall mounted thermostat, 2 under-stairs storage cupboards, stairs to first floor, laminated flooring and stripped & glazed door leading to:

Through Lounge / Dining Room *26' 0" x 14' 2" (7.92m x 4.31m)*
2 Radiators, attractive fireplace with wooden mantelpiece above and fitted gas coal effect fire, Virgin cable point, 2 ceiling roses, original ceiling coving to lounge, serving hatch to kitchen and uPVC double glazed bay window to front aspect and uPVC double glazed window overlooking the rear patio.

Kitchen *10' 11" x 9' 1" (3.32m x 2.77m)*
A range of modern base cupboards & drawers with wood work-surfaces above, built-in 4 ring electric hob with extractor hood above, fitted oven, plumbing for washing machine, matching range of wall mounted units, integrated fridge stainless steel sink with mixer tap, wall mounted gas boiler, triple spotlight cluster, wine rack, tile flooring, upvc double glazed window to side aspect and double glazed door leading to rear patio garden.

From entrance hallway stairs leading to:

Mezzanine Landing with stripped & glazed door leading to:

Bedroom 3 *8' 2" x 7' 5" (2.49m x 2.26m)*
Radiator and uPVC double glazed window overlooking the rear garden.

Separate W.C
Stripped wood & glazed door, low-level W.C. Half tiled walls, laminated flooring and uPVC frosted double glazed window.

From mezzanine landing 3 steps leading to:

First Floor Landing
Hatch to loft space and cupboard housing lagged hot water tank.

Bathroom
Stripped wood & glazed door, white suite of claw foot double ended bath with mixer tap, fitted electric shower, wash basin, part tiled walls, chrome ladder style radiator, laminated flooring & uPVC frosted double glazed window.

Bedroom 1 *13' 3" x 11' 1" (4.04m x 3.38m)*
Stripped and stained wood door, radiator & uPVC double glazed bay windows to front aspect.

Bedroom 2 *11' 10" x 10' 8" (3.60m x 3.25m)*
Stripped & stained wood door, radiator, fireplace (blocked) and uPVC double glazed window overlooking the patio garden.

Outside

Rear Patio Garden *26' 5" x 12' 6" (8.05m x 3.81m)*
West Facing. Mainly paved with side and rear flower beds, brick & flint wall boundaries.

Council Tax; Band D



Energy performance certificate (EPC)

59 DE MONTFORT ROAD BRIGHTON BN2 3AW	Energy rating **D**	Valid until:	**14 July 2031**
		Certificate number:	**0370-2794-6030-2099-2871**

Property type

Mid-terrace house

Total floor area

95 square metres

Rules on letting this property

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

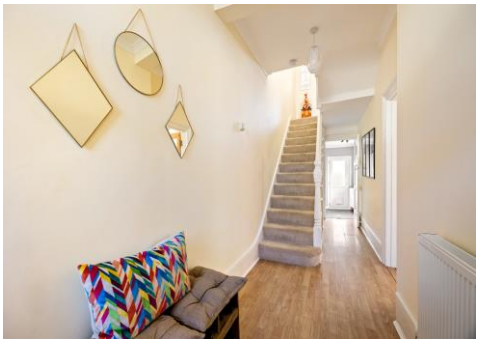
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

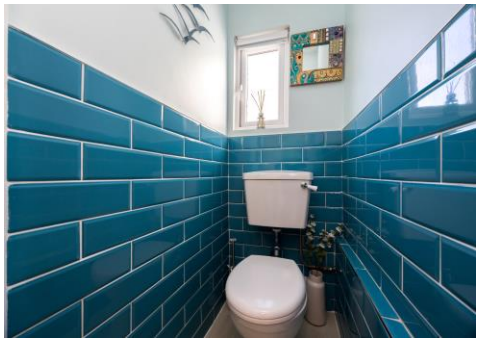
This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.











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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