

wheelers

estate agents



20 Lynton Street
Brighton, BN2 9XR

£550,000
Freehold

UWS1316

- Three Storey Hanover Terrace House
- Through Sitting/Dining Room
- Kitchen
- Family Bathroom
- Three Bedrooms
- Close To Elm Grove & St Luke's School
- Gas Central Heating & Upvc Double Glazing
- South West Facing Garden
- Master Bedroom With En-Suite & Distant Sea Views
- Period Features

****THREE BEDROOMS** **BATHROOM & EN-SUITE** **SOUTH-WESTERLY GARDEN**** A beautifully presented three bedroom terrace house, ideally situated in the sought-after Hanover area and within the catchment areas for both St Luke's and Elm Grove Schools. The bright and airy accommodation is arranged over three floors and extends to approximately 85 square metres (923 square feet). On the ground floor is a welcoming through sitting/dining room featuring a working fireplace, together with a well-appointed kitchen providing direct access to the attractive south-westerly facing garden, measuring approximately 31'5 x 14'5. The first floor provides two bedrooms and a family bathroom, while the top floor is home to an impressive master bedroom with en-suite shower room and wonderful rooftop views extending across Brighton. Further benefits include gas central heating, attractive stripped floorboards, a wealth of period features and far-reaching views. An early viewing is highly recommended to fully appreciate this stylish Hanover property. Parking Zone V (waiting list applies). EPC Rating D (64).

Front door opening into;

Entrance Hallway

Stripped wooden floor boards, vertical radiator, under stairs storage cupboard, stairs rising to the upper floors, steps down to the kitchen and a door into;

Sitting Room 11' 7" x 10' 8" (3.52m x 3.25m)

Sash bay window to the front with plantation shutters, working cast iron fireplace with tiled hearth, fitted shelving and storage cupboards to either side of the chimney breast, radiator, stripped floor boards.

Dining Room 10' 10" x 8' 6" (3.30m x 2.60m)

Sash window to the rear, period style radiator, stripped floor boards.

Kitchen 9' 10" x 7' 5" (3.0m x 2.25m)

Window to the rear, window to the side, range of fitted wall and base units with wood work surfaces over, inset sink with mixer tap over, inset five ring gas hob with extractor over, eye level fitted oven, space and plumbing for washing machine, space and plumbing for slim-line dishwasher, space and point for fridge freezer, part tiled walls, cupboard housing wall mounted Bosch combination boiler, door to the rear garden.

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

Bathroom 8' 9" x 6' 11" (2.66m x 2.11m)

Tiled floor, sash window to the rear, white suite comprising low level wc, vanity unit with hand basin, bath with mixer tap and enclosed shower cubicle with thermostatically controlled shower, wall mounted towel radiator.

First Floor Landing

Door to both bedrooms and stairs rising to the upper floor.

Bedroom Two 13' 11" x 11' 11" (4.24m x 3.64m)

Sash bay window to the front with fitted plantation shutters, feature fireplace, radiator, built-in storage to one wall and stripped floor boards.

Bedroom Three 10' 6" x 8' 4" (3.20m x 2.55m)

Sash window to the rear, radiator, stripped floor boards

Top Floor Landing

Large window to the rear with great roof top views and lots of natural light. Door into;

Master Bedroom Suite 16' 8" x 8' 8" (5.09m x 2.63m)

Built-in wardrobe, Velux window to the front, period style radiator, large windows providing lots of natural light and with south westerly views across Brighton and across to the sea. Door into;

En-Suite Shower Room

Velux to the front, tiled floor, low level wc, wall mounted basin, enclosed shower cubicle with thermostatically controlled shower.

Garden 31' 5" x 14' 5" (9.57m x 4.39m)

Enjoying a south westerly aspect. Enclosed by fenced boundaries with lawned area, olive tree and grape vines. Large shed and additional shed with power.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

20 Lynton Street BRIGHTON BN2 9XR	Energy rating D	Valid until: 3 February 2035
		Certificate number: 0370-2714-2420-2405-2661

Property type	Mid-terrace house
Total floor area	83 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 D. 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		86 B
69-80	C		
55-68	D	64 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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