



2 Park Road Terrace
Brighton, BN2 0GT

Guide Price £400,000
Freehold

UWS1247

- Two Bedroom Terrace House
- Two Reception Rooms
- Distant Sea Views
- Kitchen
- Bathroom
- 13' Rear Patio Garden
- Some Upvc Double Glazing
- Gas Central Heating
- No Onward Chain
- Close To Queen's Park

****NO CHAIN** TWO BEDROOM TERRACE HOUSE** TWO RECEPTION ROOMS** DISTANT SEA VIEWS****
POTENTIAL TO CONVERT THE LOFT (stnpp). This charming two-bedroom terraced home offers well-balanced accommodation arranged over two floors and enjoys sea views from the master bedroom. The ground floor comprises a bay-fronted sitting room, a separate dining room, and a fitted kitchen, providing flexible living and entertaining space. Upstairs are two bedrooms and a family bathroom, with the principal bedroom benefitting from attractive sea views. The property has been in the same family for over 100 years and offers a wonderful opportunity to create a long-term home. Further potential exists to add value and additional space via a loft conversion, subject to the necessary planning consents. Additional benefits include gas central heating, partial UPVC double glazing, and a 13' rear patio garden. Park Road Terrace is ideally positioned on the edge of Hanover, within close proximity to Queen's Park and its surrounding amenities. Parking Zone C (currently no waiting list). EPC Rating C (69).

Upvc double glazed front door opening into;

Entrance Hallway

Radiator, doors to the sitting room and dining room. Stairs rising to the first floor, under stairs storage cupboard.

Sitting Room 11' 5" x 10' 7" (3.49m x 3.22m)

Upvc double glazed bay window to the front, radiator.

Dining Room 10' 8" x 8' 8" (3.24m x 2.64m)

Sash window to the rear, radiator.

Kitchen 9' 10" x 7' 10" (3.00m x 2.38m)

Upvc double glazed window to the side, upvc double glazed door to the rear garden. Range of wall and base units with work surfaces over. Inset ceramic hob, fitted electric oven, space and plumbing for washing machine, space and point for fridge/freezer, radiator.

First Floor Landing

Doors to both bedrooms and the bathroom. Loft hatch.

Bathroom

Sash window to the rear. suite comprising wc, hand basin and bath with thermostatically controlled shower, heated towel radiator. Cupboard housing Glow Worm combination boiler.

Bedroom One 14' 2" x 11' 10" (4.31m x 3.61m)

Upvc double glazed bay window to the front with distant sea views, radiator.

Bedroom Two 10' 8" x 8' 8" (3.24m x 2.64m)

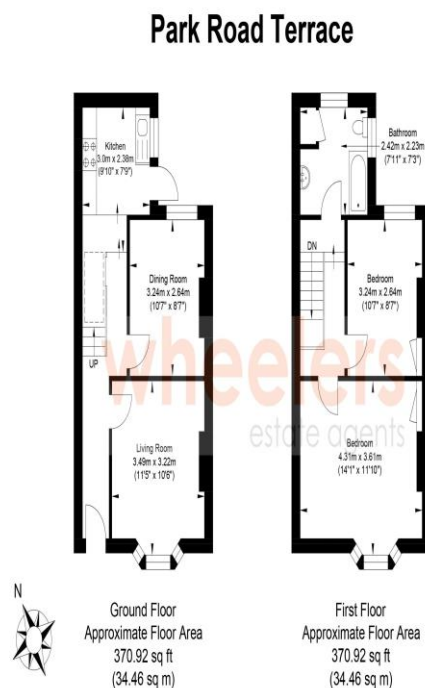
Sash window to the rear, radiator, built-in cupboard.

Rear Garden 13' 5" x 10' 1" (4.09m x 3.07m)

Courtyard area with steps leading up to patio garden enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

2 Park Road Terrace BRIGHTON BN2 0GT	Energy rating C	Valid until: 30 December 2034
		Certificate number: 2045-6201-1312-1524-6835

Property type	Mid-terrace house
Total floor area	77 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.](#)

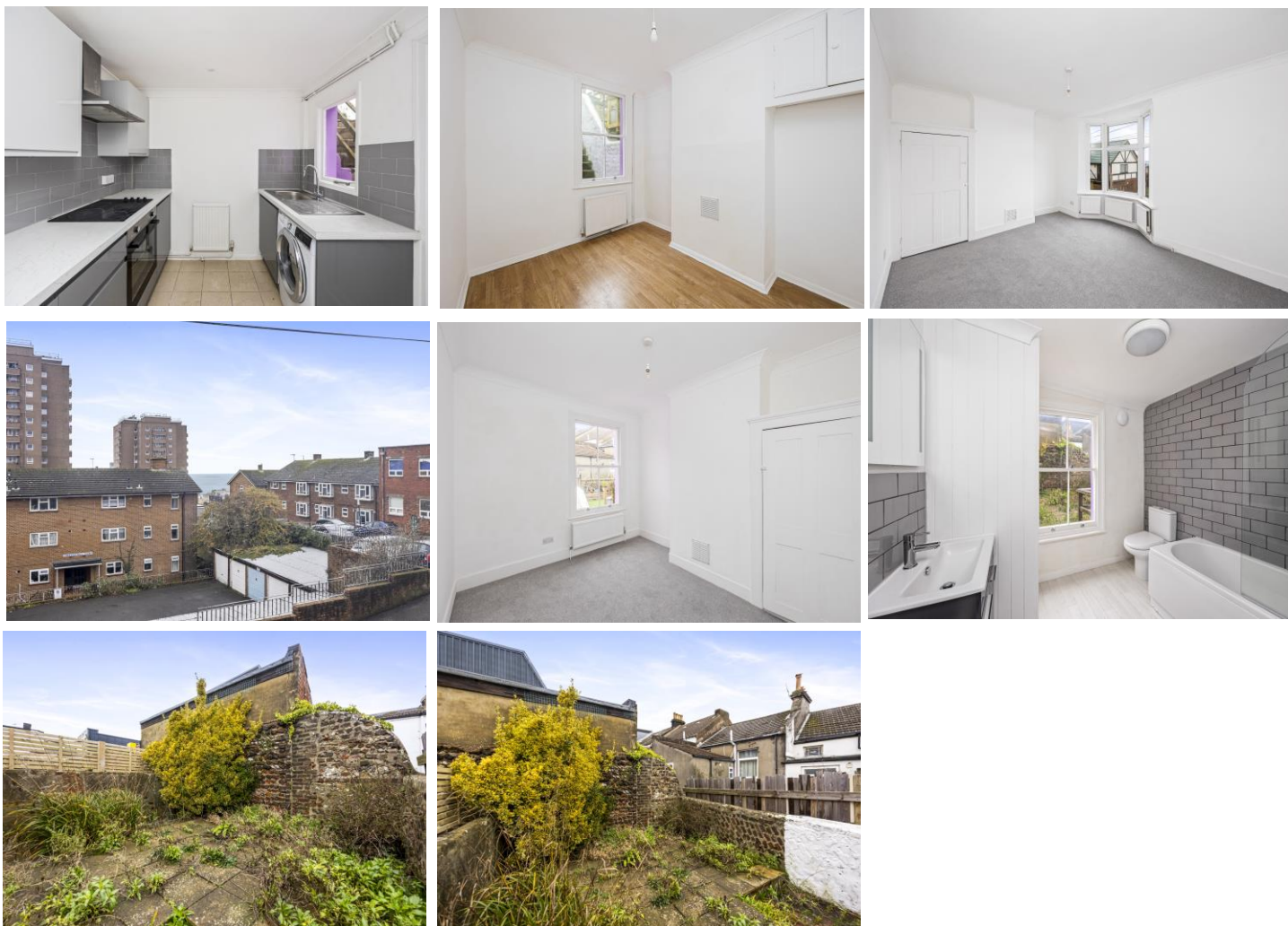
The graph shows this property's current and potential energy rating.

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		89 B
69-80	C	69 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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