



43 Stanley Street
Brighton, BN2 0GP

£390,000
Freehold

UWS1303

- No Chain
- Two Bedroom Terrace House
- 18'5 x 16'10 Through Sitting/Dining Room
- Kitchen
- Upstairs Bathroom
- Loft Space, Ideal Home Office/Hobby Space
- Patio Garden

- Gas Central Heating
- Upvc Double Glazing
- Sought After Hanover Location

****NO CHAIN. **TWO BEDROOM TERRACE HOUSE. **PATIO GARDEN.** This is a chain free house, located on a quiet, one way street at the Southerly end of Hanover, with distant sea views from the street, very close to Queens Park and Kemptown. There is a large open plan lounge/diner, with access to the patio garden on the ground floor, with a kitchen with appliances to the rear of the house, with further access to the garden. Stairs lead up to the first floor, with 2 bedrooms and a bathroom on the first floor. There is access to a converted loft space, via a pull down ladder (Please note this is not a bedroom, just a loft space, that is boarded, with power and Velux window). The garden is a patio garden, backing onto gardens from Queens Park Road and is a typical size garden for the street. The house has been let for many years and some updating is required and it is priced to take that into account. Easy access to the seafront, with Carlton Hill and St Luke's School's nearby. As well as the popular 'Starfish & Coffee' and the 'Setting Sun Pub' close by. Parking zone C, which extends down to Marine Parade, Kemptown seafront. (EPC Rating 72 C) 64 Sq meters internally.

Sitting/Dining Room 18' 4" x 16' 10" (5.60m x 5.13m)

Upvc double glazed window to the front, two radiators, fireplace, under stairs storage cupboard, French doors opening onto the patio garden, stairs to the first floor, door into;

Kitchen 8' 10" x 8' 1" (2.70m x 2.47m)

Upvc double glazed window to the side, fitted kitchen with wall and base units with working surfaces over with inset stainless steel sink and drainer unit, inset gas hob, fitted electric oven, integrated fridge freezer, space and plumbing for washing machine, upvc double glazed window to the rear.

First Floor Landing

Doors to both bedrooms, and the bathroom.

Bedroom 1 16' 10" x 9' 2" (5.13m x 2.80m)

Upvc double glazed window to the rear, radiator, fitted wardrobes to one wall.

Bedroom 2 10' 6" x 8' 10" (3.19m x 2.69m)

Upvc double glazed window to the front, radiator, fitted cupboards to either side of the chimney breast.

Loft Space 15' 8" x 8' 0" (4.78m x 2.43m)

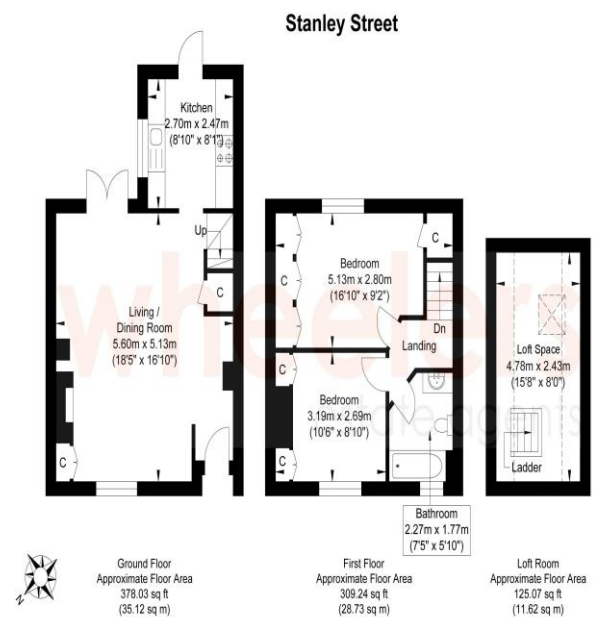
Velux window to rear, radiator.

Bathroom 7' 5" x 5' 10" (2.27m x 1.77m)

Suite comprising wc, hand basin, and bath with shower over, radiator, opaque upvc double glazed window to the front.

Patio Garden

Enclosed by a walled boundaries with an easterly aspect.



Energy performance certificate (EPC)

43 Stanley Street
BRIGHTON
BN2 0GP

Energy rating

C

Valid until:

26 January 2036

Certificate
number:

4800-0467-0722-0521-3963

Property type

Mid-terrace house

Total floor area

64 square metres

Rules on letting this property

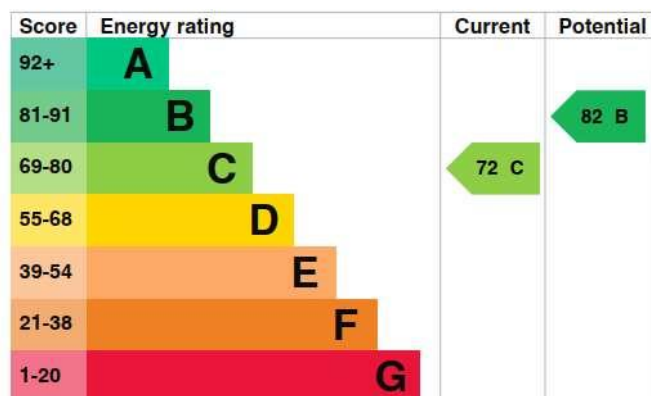
Properties can be let if they have an energy rating from A to E.

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 175 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 182 kilowatt hours per square metre (kWh/m²).



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
wheelersstateagents.co.uk
info@wheelersstateagents.co.uk