

# wheelers

estate agents



**20 Montreal Road**  
Brighton, BN2 9UY

**£575,000**  
Freehold

UWS1252

- **Four Storey Hanover Home**
- **Three/Four Bedrooms**
- **One/Two Reception Rooms**
- **Some Updating Required**
- **Versatile Accommodation**
- **22' x 15' Rear Garden**
- **No Chain**
- **Gas Central Heating**
- **Upvc Double Glazing**
- **Sought After Road**

**\*\* NO CHAIN. ONE OF HANOVER'S MOST SOUGHT AFTER LOCATIONS. 2 ENTRANCES. 3/4 BEDROOMS. 1/2 RECEPTION ROOMS.** Situated in one of Hanover's most sought-after locations, this versatile four-storey home offers flexible and spacious accommodation extending to approximately 149 sq m / 1,252 sq ft, with the added benefit of two separate entrances. The property can be configured to suit a variety of needs, offering either four bedrooms and one reception room, or three bedrooms and two reception rooms, making it ideal for families, professionals, or those seeking adaptable living space. The lower ground floor is particularly well-suited for use as a self-contained area, presenting excellent potential for home and income, multi-generational living, or providing independent accommodation for a family member. To the rear, there is a south-easterly facing garden measuring approximately 22' x 15', offering a pleasant outdoor space with plenty of natural light. While some updating is required, this property presents an exciting opportunity to create a superb home in a highly desirable location. EPC Rating C (69). Parking Zone V (waiting list may apply).

**Front door opening into; entrance hallway**

Stairs rising to the upper floors, stairs descending to the lower floor, radiator, doors to the sitting room and kitchen and door leading out to the rear.

**Reception Room 14' 0" x 11' 3" (4.27m x 3.43m)**

Upvc double glazed sash bay window to the front, radiator, fireplace.

**Kitchen/Breakfast Room 12' 6" x 9' 3" (3.81m x 2.83m)**

Upvc double glazed window overlooking the rear garden, fitted base units with work surfaces over, sink and drainer unit, space and point for gas cooker, space and plumbing for washing machine, space and point for fridge freezer, radiator, wall mounted Worcester combination boiler.

**Ground Floor wc**

Window to the rear, wc and hand basin.

**Conservatory 12' 2" x 6' 9" (3.72m x 2.06m)**

Upvc window to the rear, sliding upvc door to the side providing access to the garden.

**First Floor Landing**

Upvc double glazed window to the rear, doors to bedroom and bathroom.

**Bedroom 17' 3" x 15' 0" (5.27m x 4.58m)**

Upvc double glazed sash bay window to the front, radiator, built-in cupboards and shelving.

**Bathroom 12' 6" x 9' 9" (3.81m x 2.98m)**

Opaque upvc double glazed sash window to the rear, corner bath, basin, wc, built-in storage cupboard.

**Top Floor Landing**

Upvc double glazed window to the rear. Door into;

**Master Bedroom 21' 1" x 14' 7" (6.42m x 4.44m)**

Upvc double glazed window to the rear, two Velux windows to the front, radiator, eaves storage.

Returning to the ground floor, stairs descend to the lower ground floor, door to the lower level front entrance, door to other bedrooms and bathroom.

**Bedroom/Reception Room 11' 6" x 11' 3" (3.50m x 3.43m)** Upvc double glazed window to the front, built-in storage cupboard, radiator.

**Bedroom 11' 11" x 9' 5" (3.62m x 2.86m)**

Upvc double glazed window to the rear, radiator.

**Bathroom 6' 9" x 5' 6" (2.06m x 1.67m)**

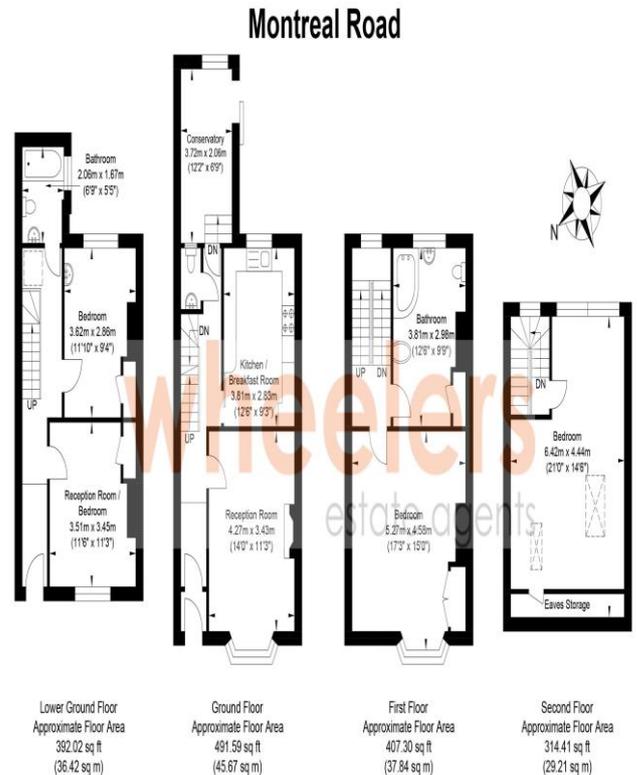
Window to the side, suite comprising bath with shower over, wc, hand basin and heated towel radiator.

**Garden 22' 6" x 15' 3" (6.85m x 4.64m)**

Patio garden with raised flower beds and enclosed by walled and fenced boundaries enjoying a south easterly aspect.

**Tenure; Freehold**

**Council Tax; Band C**



Approximate Gross Internal (Including Eaves Storage) Area = 149.14 sq m / 1252.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

20 Montreal Road BRIGHTON BN2 9UY	Energy rating	Valid until: 14 January 2036
	<b>C</b>	Certificate number: 6836-2029-4500-0474-8292

Property type	Mid-terrace house
Total floor area	149 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.](#)

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		
69-80	C	69 C	75 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**

**Wheelers Estate Agents**  
 119 Islingword Road  
 Hanover  
 Brighton  
 BN2 9SG

01273-606027  
[wheelersestateagents.co.uk](http://wheelersestateagents.co.uk)  
[info@wheelersestateagents.co.uk](mailto:info@wheelersestateagents.co.uk)