



52 Carlyle Street
Brighton, BN2 9XW

£580,000
Freehold

UWS1244

- No Chain
- Four Storey Hanover Home
- Three Double Bedrooms
- Master Bedroom With En-suite and Distant Sea Views
- Stylish Kitchen/Breakfast Room
- Elm Grove & St Luke's Schhol Catchment Area
- 122 Square Meters
1,321 Square Feet
- Two Reception Rooms
- Upvc Double Glazing
- Gas Central Heating

****NO CHAIN **FOUR STOREY HANOVER HOME** THREE BEDROOMS** THROUGH SITTING/DINING ROOM** NEWLY FITTED KITCHEN/BREAKFAST ROOM** FAMILY BATHROOM & SHOWER ROOM** WEST FACING GARDEN**** Spanning an impressive 122 square metres (1,321 square feet), this substantial four-storey home offers exceptionally versatile and well-proportioned accommodation, complemented by a west-facing rear garden and wonderful views across Brighton's rooftops to the sea. On the ground floor is a generous through sitting/dining room, this room can be separated by the clever installation of sliding doors. The lower ground floor offers a spacious kitchen/breakfast room, a large store room, utility area and WC, with two points of access leading directly out to the west-facing garden. The first floor provides two comfortable double bedrooms and a family bathroom, while the top floor is dedicated to a fantastic master suite, enjoying far-reaching views across Brighton's rooftops towards the sea. To the rear is a particularly good-sized west-facing patio garden, measuring approximately 25' x 17', offering a lovely outdoor space for entertaining, relaxing and enjoying the afternoon and evening sun. The property is situated within the sought-after Elm Grove and St Luke's School catchment areas, making this an appealing family home with generous accommodation, excellent outdoor space and superb rooftop-to-sea views. EPC Rating D (56). Parking zone V (waiting list applies).

Front door opening into;

Entrance Hallway

Stripped wooden floors, door into open plan sitting/dining room, stairs leading to the lower floor and stairs leading to the upper floors, radiator.

Sitting Room Area 13' 3" x 11' 5" (4.03m x 3.49m)

Stripped wooden floor boards, upvc double glazed window to the front, period style radiator. feature fireplace. There are doors that could divide this back into two reception rooms if required.

Dining Room Area 11' 1" x 11' 0" (3.38m x 3.36m)

Upvc double glazed window to the rear, stripped wooden floor boards, radiator, feature fireplace.

Returning to the entrance hallway stairs rise to the first floor landing.

Doors to bedrooms and bathroom and further stairs leading to the top floor.

Bedroom 11' 3" x 10' 2" (3.42m x 3.10m)

Upvc double glazed window to the front, radiator, feature fireplace.

Bedroom 11' 3" x 11' 1" (3.42m x 3.37m)

Upvc double glazed window to the rear, radiator, built-in storage.

Bathroom

Part tiled walls, large Velux window, white suite comprising low level wc, hand basin, bath with shower over, radiator.

Stairs rise to the top floor with upvc double glazed window to the rear and door into;

Master Bedroom 19' 11" x 13' 5" (6.06m x 4.10m)

Upvc double glazed window to the rear with roof top views across Brighton to the sea beyond, radiator, Velux window to the front, door into;

En-Suite Shower Room

Fully tiled walls and floor, wc, hand basin and shower, heated towel radiator.

Returning to the ground floor, stairs lead down to the;

Lower Ground Floor Hallway

Stripped wooden floor boards, radiator, space and plumbing for washing machine, space and point for tumble dryer, door to the garden and door to wc.

Separate wc

Window to the rear, wc, hand basin.

Dining Room Area 11' 8" x 10' 2" (3.56m x 3.10m)

Upvc Double glazed window to the front, radiator, door to a fantastic size store room with light.

Kitchen 10' 3" x 10' 2" (3.12m x 3.09m)

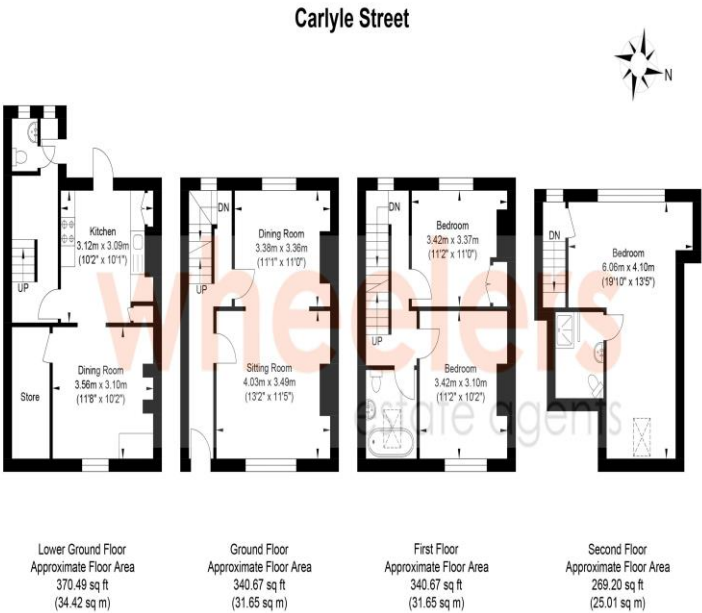
Upvc double glazed door opening to the rear garden, tiled floor, part tiled walls. This stylish kitchen was fitted in 2024 by Kitchens of Sussex and comprises a great range of cupboard and drawer storage with work surfaces over, inset sink, inset induction hob, fitted oven, space and plumbing for dishwasher, space and point for fridge freezer.

Rear Garden 25' 0" x 17' 0" (7.61m x 5.18m)

West facing patio garden enclosed by walled and fenced boundaries, large shed storage.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

52, Carlyle Street BRIGHTON BN2 9XW	Energy rating D	Valid until: 31 October 2029
		Certificate number: 9468-2879-7201-9571-5021

Property type	Mid-terrace house
Total floor area	135 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	56 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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