

wheelers

estate agents



33 Seville Street
Brighton, BN2 3AR

£450,000
Freehold

UWS1228

- NO CHAIN
- BACKING ONTO 'THE PATCH'
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS

- VERY CLOSE TO ELM GROVE SCHOOL
- UPDATING REQUIRED
- UTILITY ROOM/DINING ROOM
- GOOD SIZE GARDEN

****THREE BEDROOMS. TWO RECEPTION ROOMS. VICTORIAN TERRACE HOUSE BACKING ONTO THE PATCH. UPDATING REQUIRED. SOLD WITH NO ONWARD CHAIN**** This charming Victorian terrace house offers generous accommodation arranged over two floors, extending to approximately 90 sq. m (970 sq. ft). While updating is required, the property presents an exciting opportunity to create a stylish family home in a highly desirable location. On the ground floor, there are two reception rooms, a kitchen, and a large utility room that could be reconfigured to form a spacious kitchen/breakfast room with direct access to the 22 ft rear garden, which backs onto "The Patch". The first floor includes two double bedrooms, one with an en-suite bathroom, while on the half landing there is a third bedroom and a family bathroom. There is potential to extend into the loft, as seen in neighbouring properties (subject to the usual consents). EPC Rating D (67). Parking Zone V (currently no waiting list).

Steps up to front door opening into;

Entrance Hallway

Doors to all principle rooms and staircase to the upper floor.

Sitting Room 11' 5" x 11' 2" (3.47m x 3.40m)

Upvc double glazed window to the front, radiator.

Dining Room 11' 6" x 9' 5" (3.50m x 2.88m)

Upvc double glazed window to the rear, radiator.

Kitchen 9' 0" x 8' 8" (2.75m x 2.64m)

Upvc double glazed window and door leading out to the rear garden. Opening into;

Utility Room 10' 8" x 9' 0" (3.26m x 2.75m)

Upvc double glazed windows to the rear and side. Wall mounted combination boiler.

Half Landing

Doors to bedroom three and the bathroom.

Bedroom Three 11' 8" x 9' 0" (3.55m x 2.75m)

Upvc double glazed window to the rear, two radiators.

Bathroom

Opaque upvc double glazed window to the side, bath with shower over, basin and wc.

Bedroom Two 11' 6" x 9' 2" (3.51m x 2.80m)

Upvc double glazed window to the rear, radiator.

Bedroom One 14' 10" x 11' 2" (4.53m x 3.41m)

Upvc double glazed window to the front, radiator, door into;

En-Suite Bathroom

Opaque upvc double glazed window to the front, bath with shower over, basin and wc.

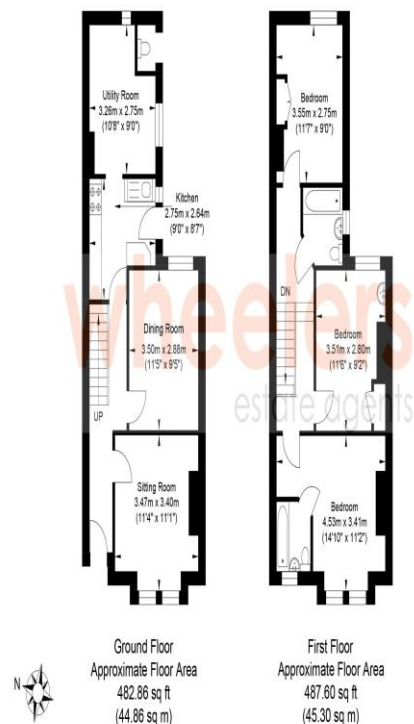
Rear Garden 22' 1" x 15' 4" (6.73m x 4.67m)

East facing garden, patio area with steps leading up to a lawned area and backing onto "The Patch".

Tenure; Freehold

Council Tax; Band C

Seville Street



Approximate Gross Internal Area = 90.16 sq m / 970.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

33 SEVILLE STREET BRIGHTON BN2 3AR	Energy rating D	Valid until: 31 July 2031
		Certificate number: 0092-3008-2208-2839-5200

Property type	Mid-terrace house
Total floor area	95 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		84 B
69-80	C		
55-68	D	67 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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