



75 Islingword Place
Brighton, BN2 9XG

£400,000
Freehold

UWS1268

- No Chain
- 22' West Facing Rear Garden
- Two Bedroom Terrace House
- Through Sitting/Dining Room
- Upvc Double Glazing
- Updating Required
- Potential To Extend (STNPP)
- Kitchen
- Bathroom
- Gas Central Heating

****NO CHAIN. **TWO BEDROOM HOUSE. **WEST FACING GARDEN. **POTENTIAL TO EXTEND.** Situated on the corner of Islingword Place and Bentham Road, this two-bedroom home is ideally located in the ever-popular Hanover area, within easy reach of Elm Grove and St Luke's schools. The property is arranged over two floors and offers a bright, dual-aspect through sitting/dining room, creating a welcoming living space. To the rear, the kitchen provides direct access to a generous west-facing garden, measuring approximately 22' x 15' — perfect for enjoying afternoon and evening sun. On the half landing, there is a bathroom, while the first floor comprises two well-proportioned double bedrooms. The house offers excellent potential to extend into the loft (subject to the necessary consents), as many neighbouring properties have done, making it an ideal opportunity for buyers looking to add value. Further benefits include gas central heating, double glazing, and the advantage of being sold with no onward chain. While the property would benefit from some updating, it is perfectly liveable as it stands — offering a fantastic opportunity to personalise and create a wonderful home. EPC Rating D (65). Parking Zone V (waiting list applies).

Front door opening into;

Entrance Hallway

Radiator, cupboard housing meters, stairs to the upper floors and steps down to the kitchen.

Through Sitting/Dining Room 22' 11" x 10' 10" (6.99m x 3.30m)

Upvc double glazed bay window to the front, radiator, upvc double glazed window to the rear, radiator.

Kitchen 8' 10" x 7' 7" (2.69m x 2.32m)

Upvc double glazed window to the side, range of fitted wall and base units with work surfaces over, inset sink and drainer unit, inset gas hob with extractor hood over. Fitted electric oven, space and point for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Cupboard housing Glowworm combination boiler. Upvc double glazed door opening out onto the rear garden.

Returning to the entrance hallway, stairs rise to the half landing.

Bathroom 9' 0" x 7' 8" (2.75m x 2.33m)

Bathroom suite comprising wc, hand basin, bath and separate shower, heated towel radiator, opaque upvc double glazed window to the side.

First Floor Landing

Loft hatch and doors to both bedrooms.

Bedroom One 14' 0" x 11' 7" (4.26m x 3.53m)

Upvc double glazed window to the front, radiator, built-in storage cupboards to either side of the chimney breast.

Bedroom Two 11' 0" x 8' 6" (3.35m x 2.59m)

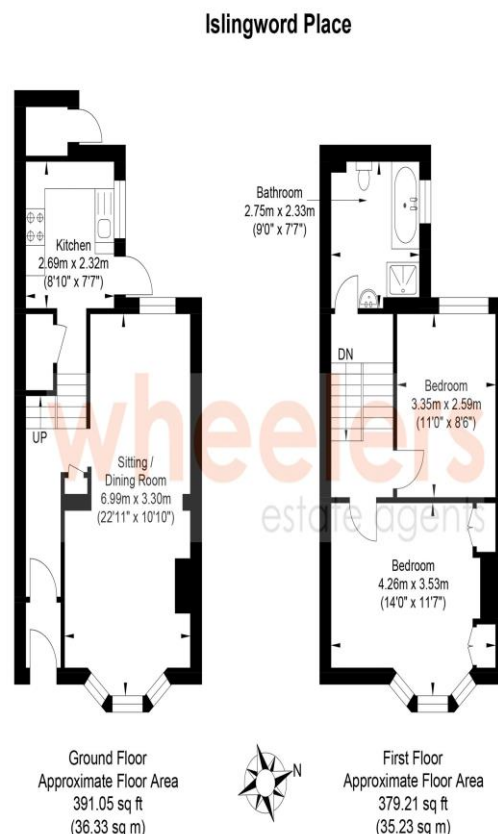
Upvc double glazed window to the rear, radiator.

Garden 22' 1" x 15' 3" (6.73m x 4.64m)

West facing garden enclosed by walled boundaries with patio and lawned area.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

75, Islingword Place BRIGHTON BN2 9XG	Energy rating D	Valid until: 16 September 2026
		Certificate number: 0141-2873-7214-9296-2821

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 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		90 B
69-80	C		
55-68	D	65 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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