

wheelers

estate agents



66 Whichelo Place
Brighton, BN2 9XF

£395,000
Freehold

UWS1236

- No chain
- Potential to extend, as others in the street have, subject to the usual building regulations
- 2 Double bedrooms
- 2 Reception rooms
- Updating required
- Upstairs bathroom
- Gas central heating and double glazing
- St Luke's & Elm Grove schools close by

**** NO CHAIN. UPDATING REQUIRED. EXCELLENT LOCATION FOR ELM GROVE & ST LUKE'S SCHOOL, POTENTIAL TO EXTEND, SUBJECT TO USUAL PLANNING REGULATIONS **** Whichelo Place is located towards the top of Hanover, very close to Queens Park. A colourful street, made up of Victorian houses, that many have extended. This property has lots of potential and is priced to take into account the work needed. 2 Reception rooms and kitchen on the ground floor, and bathroom and 2 bedrooms on the first floor. The garden is faces South - East. Gas central heating and double glazing. Parking Zone V, no waiting list at present. (EPC Rating 64 - D) 70 Square meters internally.

Location

Hanover is well known for its sense of community, superb schools and outstanding pubs. Made up of mainly Victorian terraces houses of varying colours and located within an average of 15 minutes walk to Brighton station, the Laines and the seafront. Parking is permitted, with no waiting list and the nearest parks are Queens Park and The Level.

Ground Floor

Steps up to the front door. Hallway with stairs to the first floor. Lounge and separate dining room, with kitchen to the rear. (Many have knocked through the lounge and dining room to create one large room. Building regulation approval would be required) The garden is accessed from the kitchen.

First Floor

2 Double bedrooms and bathroom to the rear. Many in the road have carried out loft conversions. (Building regulations would be required for a full loft conversion).

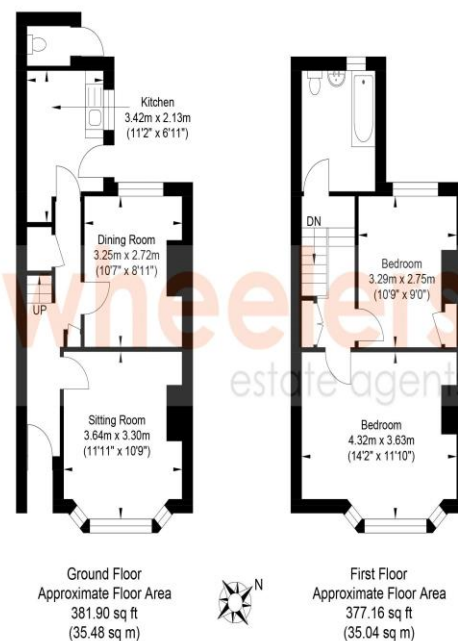
Outside

15'2 x 14'2 garden faces South-East and is enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Band C

Whichelo Place



Approximate Gross Internal Area = 70.52 sq m / 759.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

66 Whichelo Place BRIGHTON BN2 9XF	Energy rating	Valid until:	13 May 2035
	D	Certificate number:	 7438-0325-6500-0374-0292

Property type	Mid-terrace house
Total floor area	70 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.](#)



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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