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estate agents









22 Luther Street
Brighton, BN2 9XA

£410,000
Freehold

UWS1314

- **No Chain**
- **Two Bedroom Terrace House**
- **Bay Fronted Through Sitting/Dining Room**
- **Kitchen**
- **South East Facing Garden**
- **Close To Elm Grove School**
- **Wood Burning Stove & Feature Fireplaces**
- **Bathroom**
- **Gas Central Heating**
- **Upvc Double Glazing**

**NO CHAIN. **TWO BEDROOM HOUSE. **SOUTH EAST FACING PATIO GARDEN. A charming two-bedroom, bay-fronted terrace house situated on desirable Luther Street, a quiet cul-de-sac backing onto the reservoir in the highly sought-after Hanover/Elm Grove area. The accommodation is arranged over two floors and retains a wealth of character throughout. The ground floor comprises a bay-fronted through sitting/dining room featuring a wood-burning stove and stripped wooden floors, together with a kitchen and bathroom. On the first floor are two well-proportioned double bedrooms, both benefiting from attractive feature fireplaces. To the rear is a particularly appealing 25' south-facing patio garden, providing a sunny outdoor space ideal for relaxing and entertaining. Further benefits include gas central heating, UPVC double glazing and no onward chain. EPC Rating D (56). Parking Zone V (waiting list applies).

Upvc double glazed front door opening into;

Sitting/Dining Room *19' 5" x 13' 4" (5.91m x 4.06m)*
Upvc double glazed bay window to the front with fitted plantation shutters, stripped wooden floors, wood burning stove, radiator, under stairs storage.

Kitchen *13' 0" x 5' 10" (3.96m x 1.78m)*
Upvc double glazed window overlooking the rear patio. Range of fitted base units with solid wood working surfaces over, inset sink and drainer unit, inset gas hob, electric oven, space and plumbing for washing machine, space and plumbing for slim-line dishwasher, space and point for fridge freezer. Upvc double glazed door opening to the rear garden, radiator.

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

First Floor Landing
Upvc double glazed window to the rear, access to loft.

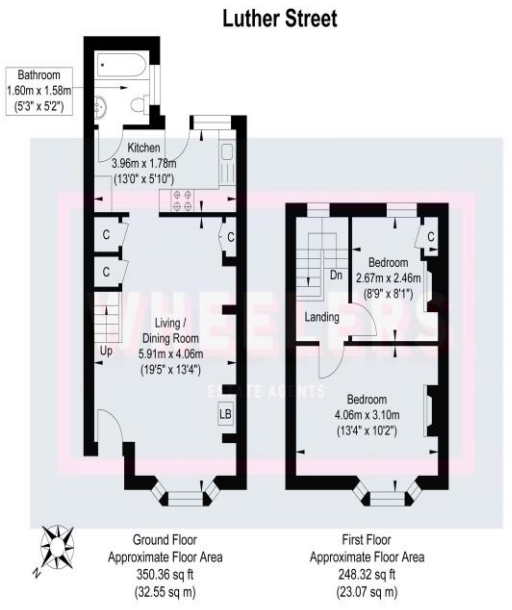
Bedroom One *13' 4" x 10' 2" (4.06m x 3.10m)*
Upvc double glazed bay window to the front, stripped wooden floors, feature fireplace, radiator.

Bedroom Two *8' 9" x 8' 1" (2.67m x 2.46m)*
Upvc double glazed window to the rear, radiator, feature fireplace, stripped wooden floors, built-in storage cupboard.

Patio Garden *25' 5" x 14' 2" (7.74m x 4.31m)*
A low maintenance patio garden enclosed by walled boundaries and enjoying a south easterly aspect.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area = 55.62 sq m / 598.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

22 Luther Street BRIGHTON BN2 9XA	Energy rating **D**	Valid until:	**28 July 2035**
		Certificate number:	**0390-2285-8530-2025-5321**

Property type	Mid-terrace house
Total floor area	52 square metres

Rules on letting this property

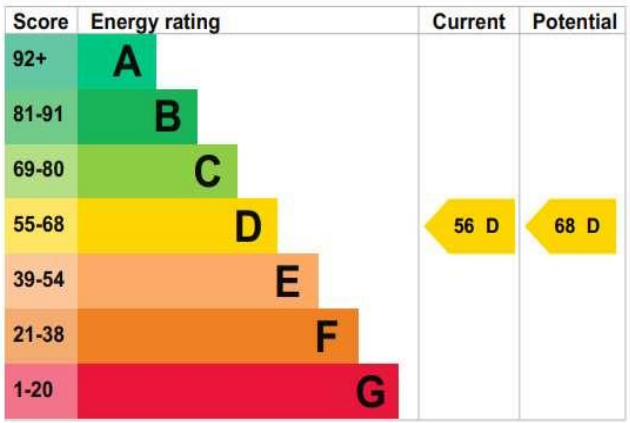
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

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













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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