



38 Hampden Road
Brighton, BN2 9TN

Guide Price £600,000
Freehold

UWS1311

- **Four Bedroom Terrace House**
- **Two Reception Rooms**
- **15' Kitchen/Breakfast Room**
- **Ground Floor Bathroom**
- **Master Bedroom With En-Suite Shower Room**
- **Plenty of Features Throughout**
- **Large East Facing Garden**
- **No Chain**
- **10'1 x 8'2 Terrace**
- **Gas Central Heating**

GUIDE PRICE £600,000 - £625,0000 **NO CHAIN. **LARGE GARDEN. A substantial four-bedroom, two-bathroom, two-reception room terrace house situated on one of the wider one-way streets in sought-after Hanover, with the considerable benefit of a large lawned rear garden and adjoining terrace. This wonderful family home has been cherished by the current owners for over forty years, having provided a much-loved home for them and their family for decades. The property offers generous and versatile accommodation arranged over three floors, extending to approximately 125 square metres/1,353 square feet. The ground floor opens with a bay-fronted sitting room, a separate dining room and a kitchen/breakfast room with doors opening onto a patio area, with steps leading up to the particularly good-sized garden. There is also a ground floor bathroom. On the half landing is the fourth bedroom, which benefits from a door opening onto the terrace. The first floor provides two further bedrooms, while the top floor is home to the principal bedroom with an en-suite shower room. The property retains a wealth of attractive period features throughout and offers an exciting opportunity for a new owner to update and personalise while retaining the character and charm of this much-loved Hanover home. Internal viewing is highly recommended to fully appreciate the size, versatility and outside space on offer. EPC Rating C (74). Parking Zone V (waiting list applies).

Front door opening into; entrance hallway;

Doors to the sitting room, the dining room, and the kitchen, and stairs to the upper floors, stripped wooden floor boards.

Sitting Room 12' 11" x 11' 10" (3.94m x 3.61m)

Sash bay window to the front, radiator, stripped wooden floor boards.

Dining Room 10' 10" x 10' 2" (3.30m x 3.09m)

Stripped wooden floor boards, radiator, double doors opening onto the kitchen/breakfast room.

Kitchen/Breakfast Room 15' 5" x 13' 0" (4.70m x 3.97m)

Doors out to the rear garden, tiled floor, kitchen with ample space for table and chairs. Fitted units with work surfaces over. Space and point for gas cooker, space and plumbing for dishwasher, space and points for under counter appliances.

Bathroom 8' 10" x 8' 6" (2.69m x 2.58m)

Opaque window to the side, bath with shower over, wc and hand basin, space and plumbing for washing machine, radiator and towel radiator.

Bedroom Four 13' 5" x 8' 2" (4.10m x 2.49m)

Window to the side, radiator, stripped wooden floor boards, wall mounted combination boiler, door onto the terrace.

Terrace 10' 1" x 8' 2" (3.08m x 2.48m)

Sun terrace from bedroom four.

Bedroom Three 10' 10" x 10' 4" (3.31m x 3.14m)

Sash window to the rear, radiator, stripped wooden floor boards, feature fireplace.

Bedroom Two 15' 9" x 12' 10" (4.79m x 3.90m)

Sash bay window to the front, radiator, built-in storage, stripped wooden floor boards.

Master Bedroom Suite 17' 9" x 12' 5" (5.42m x 3.79m)

Windows to the front, and rear, built-in storage, radiator, door into;

En-Suite Shower Room 7' 7" x 4' 10" (2.31m x 1.47m)

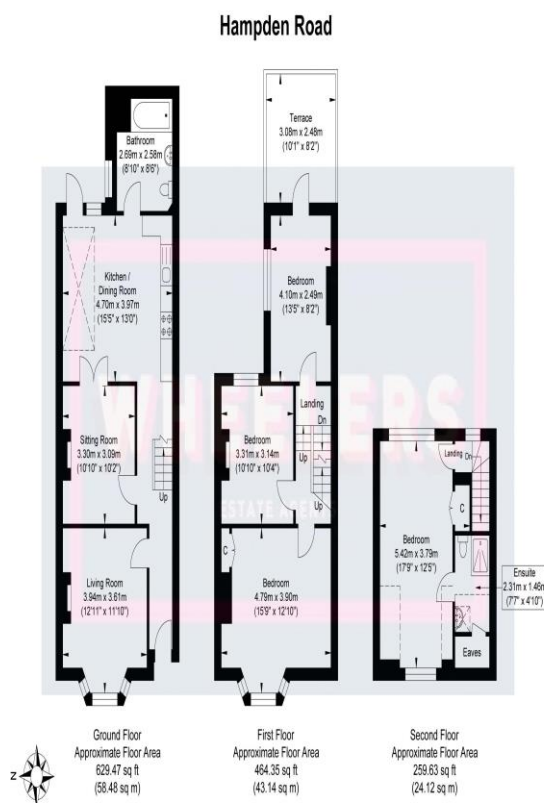
Velux window to the front, shower cubicle, wc, hand basin, towel radiator.

Rear Garden

Large lawned rear garden enjoying a south easterly aspect enclosed by walled boundaries with a good size shed and greenhouse.

Tenure; Freehold

Council Tax; Band C



Approximate Gross Internal Area (Excluding Eaves) = 125.74 sq m / 1353.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

38 Hampden Road
BRIGHTON
BN2 9TN

Energy rating

C

Valid until:

20 September 2036

Certificate number:

9385-3066-8201-8746-6200

Property type

Mid-terrace house

Total floor area

131 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 C. It has the potential to be C.

[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		
69-80	C	74 C	80 C
55-68	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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