



**8 Milton Road**  
Brighton, BN2 9TQ

**Guide Price £445,000**  
Freehold

UWS0624

- Fantastic house on a road where houses rarely come on the market
- Lounge with beautiful ornate working Victorian fireplace and polished original wood flooring
- Separate dining room with polished original wood flooring
- Kitchen towards the rear of the property. (Potential to extend into the side return, subject to usual regulations)
- Gas heating with combi boiler
- Lean-to / Utility Room
- Double Glazed
- Beautiful flint wall enclosed sun trap of a garden measuring in excess of 46ft
- Lovely original features and superbly decorated
- Some stripped & polished wood floors & doors
- Large loft that has not been converted. If converted would make a large main bedroom with en-suite, subject to usual regulations.
- Overall a superb home on a wide road with a large garden, that is rare in Hanover

**STUNNING HOME WITH LARGE GARDEN** - A beautifully presented 2 double bedroom Victorian home offering spacious accommodation and a large 46ft lawned garden, very rare in Hanover. Plenty of character and natural light, this home offers plenty of scope to extend into the loft and the side return of the garden, subject to usual planning regulations. Overall a wonderful home on a wide road towards the bottom of Hanover.

**Entrance Door leading to:**

**Entrance Hallway**

Radiator, high level gas meter, original ceiling corbals and coving, cupboard housing electric meter and fuse box, under-stairs storage cupboard, space for fridge/freezer, stripped wood floor, stairs leading to first floor and two original stripped wood doors leading to:

**Lounge/Dining Room** Lounge 12' 10" x 11' 7" (3.91m x 3.53m) Dining Room 9'11" x 9'11" (3.02m x 3.02m).

Attractive cast iron fireplace with tiled inserts and mantelpiece above, fully working, 2 radiators, Virgin Media T.V. point, telephone point, original ceiling coving, high ceilings, stripped & polished wood floor, uPVC double glazed bay window to front aspect and uPVC double glazed window to rear aspect.

**Kitchen** 11' 6" x 6' 1" (3.50m x 1.85m)

Wood fronted base cupboards & drawers with moulded work-surfaces above, inset 4 ring gas hob with oven below, 2 matching single wall mounted cupboards, part tiled walls, plumbing for dishwasher, sink unit with mixer tap, ceramic tiled floor, uPVC double glazed window and part glazed door with cat-flap leading to conservatory.

**Bathroom**

Radiator, white suite of bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap, part mosaic tiled walls, wall mounted gas combination boiler supplying domestic hot water and central heating radiators, ceramic tiled floor and uPVC double glazed window overlooking side patio.

**Lean-to / Utility Room** 10' 10" x 7' 11" (3.30m x 2.41m)

Plumbing for washing machine, polycarbonate roof and uPVC double glazed French doors with side screens leading to rear garden.

**From hallway stripped wood stairs leading to:**

**First Floor Landing**

Hatch to loft space with retractable ladder, part boarded and light point. uPVC double glazed window, picture rail, stripped & polished wood floor and original balustrade.

**Bedroom 1** 15' 4" x 11' 2" (4.67m x 3.40m)

Radiator, high ceiling, fireplace (blocked), laminated wood floor and uPVC double glazed bay window to front aspect.

**Bedroom 2** 10' 0" x 9' 11" (3.05m x 3.02m)

Radiator, fireplace (blocked), laminated wood floor and uPVC double glazed window overlooking rear garden.

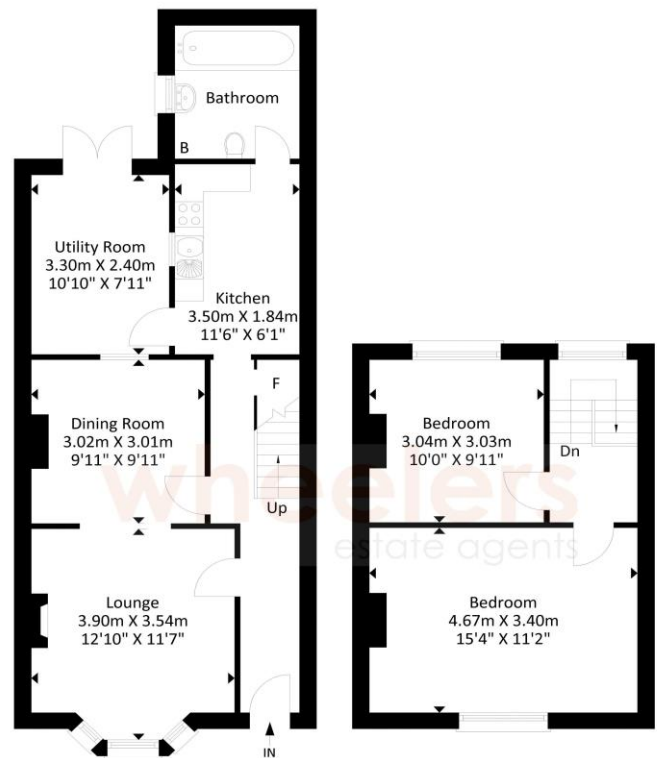
**Outside**

Small patio outside storage area with outside water tap and steps leading to main garden.

**Rear Garden** 46' 9" x 15' 9" (14.24m x 4.80m)

East facing. Mainly laid to lawn with brick pathway, side flower borders with mixture of shrubs and flowers, rear brick patio with pergola, brick & flint wall boundaries.

**Milton Road**



Ground Floor  
Approximate Floor Area  
569.41 sq ft  
(52.90 sq m)

First Floor  
Approximate Floor Area  
326.14 sq ft  
(30.30 sq m)

Approximate Gross Internal Area = 83.20 sq m / 895.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GDI**MPACT

# Energy Performance Certificate

8, Milton Road, BRIGHTON, BN2 9TQ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 17 October 2016  
**Date of certificate:** 19 October 2016

**Reference number:** 9927-2853-7303-9496-4791  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 81 m<sup>2</sup>

## Use this document to:

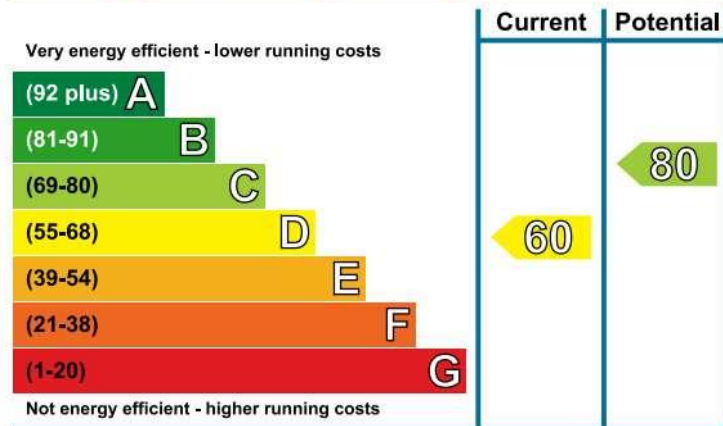
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,688</b>
<b>Over 3 years you could save</b>	<b>£ 627</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 162 over 3 years	
Heating	£ 2,202 over 3 years	£ 1,734 over 3 years	
Hot Water	£ 267 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 2,688</b>	<b>£ 2,061</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating






The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 69	
2 Cavity wall insulation	£500 - £1,500	£ 93	
3 Internal or external wall insulation	£4,000 - £14,000	£ 318	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



**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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