



https://land-energy-certificat...certificat...communit...gov.uk/energy-certificat.../9360-2348-9000-2020-1145

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See how to improve this property's energy performance.

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

Energy efficiency rating for this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-creating-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Rules on letting this property

Total floor area
167 square metres

Property type
Semi-detached house

Valid until 27 October 2030

Certificate number
9360-2348-9000-2020-1145

Energy rating

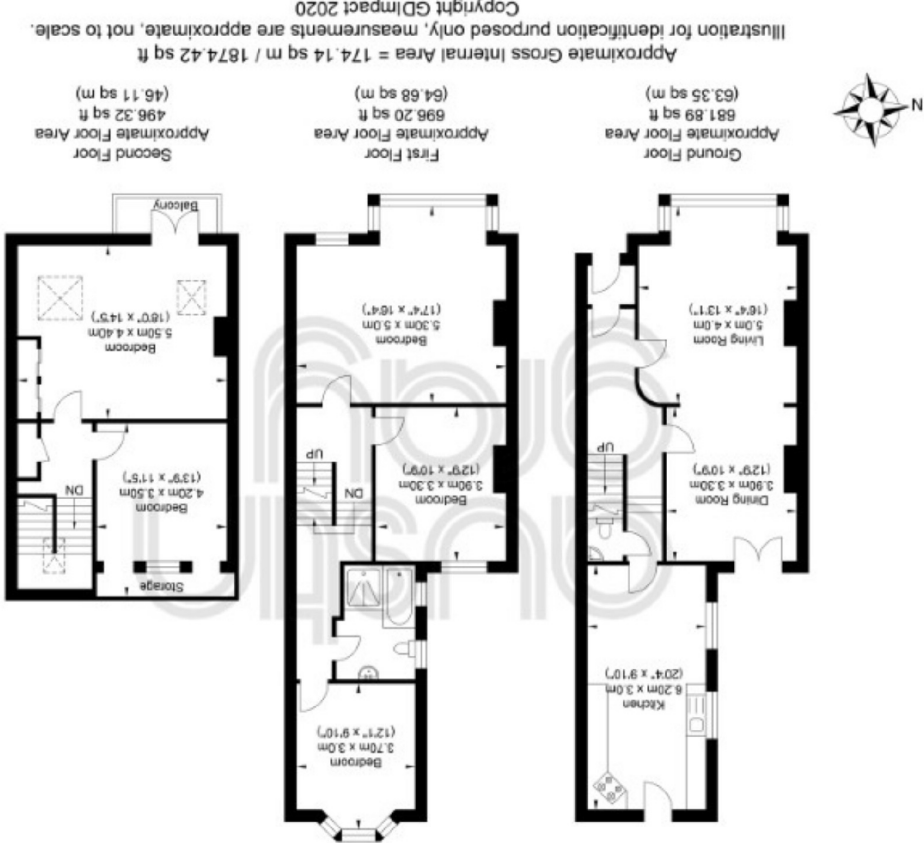
D

14 LANCASTER ROAD
BRIGHTON
BN1 5DG

Energy performance certificate (EPC)

Energy performance of buildings register 28/10/2020

Lancaster Road, Brighton



austin gray

14 Lancaster Road, Brighton, BN1 5DG
£895,000



**** Contact us for a Virtual Walk Through Viewing ****

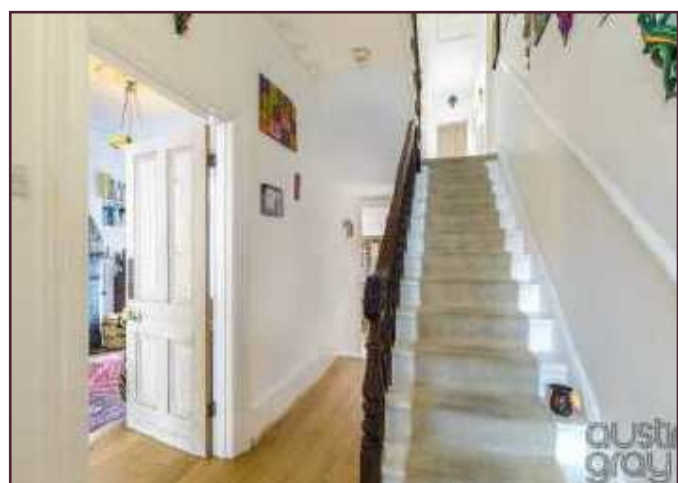
A substantial five-bedroom semi-detached family home measuring 174 sq mtrs / 1874 sq ft spanning three floors situated on a tree-lined road close to popular schools and the Seven Dials.

Brought to the market having been well maintained by the current owner, this characterful home retains a wealth of character and charm throughout as evidenced by its sash windows, stripped wooden floors, cast iron and marble fireplaces, ornate ceiling cornices and mouldings.



Lancaster Road forms part of the popular Port Hall district of Brighton and is within easy access of the bustling Seven Dials where an array of bars, delis, cafés, restaurants, and other entertainments can be found. Brighton mainline station is a short walk away providing commuter links with London Victoria, London Bridge, St Pancras, and London Blackfriars. The city centre, seafront and promenade are easily accessible.

Tiled path leading to a covered entrance with attractive stained-glass front door opening into entrance vestibule with its mosaic tiled floor. Further glazed door opens into an entrance hall with carpeted stairs that rise to the upper floors. Radiator.



A dual aspect through lounge / dining room, sash bay window to front whilst a pair of glazed French doors at the opposite end overlook and lead out into the rear garden. Pair of marble fireplaces one with the fitted real flame gas fire whilst the other is open. Radiators.

Situated at the rear of the house is the Kitchen / Breakfast room with its handmade kitchen, with a range of solid wooden working surfaces with cupboard and drawer storage above and below. Four ring hob with the electric double fan assisted oven beneath, sink, space and plumbing for washing machine and dishwasher. Sash windows to the side and a glazed door at the rear provides access out into the lawned rear garden. Standing space for table and chairs, all mounted combination boiler.

Returning to the entrance hall, stairs rise to the half landing, radiator access the rear section of roof space.

Family bathroom. White suite with a Jacuzzi bath, separate shower cubicle, low-level WC, wash basin, towel radiator, fully tiled walls and sash windows to the side.

Double bedroom with bay window to the rear, radiator beneath, cast iron fireplace. First floor landing further stairs rise to the second floor.

Situated at front of house is main bedroom with its bay window to the front in addition to a window to one side, radiator, open fireplace. Second bedroom has a sash window to the rear, radiator, marble fireplace.

Returning to the first landing stairs rise to the second floor, Velux window to the rear, fitted storage. A wooden ladder provides access to an area of roof storage with a Velux window.

There are two bedrooms on the second floor, the first is a double bedroom with its gabled balcony accessed through glazed French doors and additional window to the front, fitted storage, open fireplace and radiators. A second bedroom is located at the rear house with a dormer window, radiator access to ease storage fireplace.

Outside. Walled front garden with side access leading around to the rear garden which is paved and lawned.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.