



**6 Sussex Square Mews**  
Brighton, BN2 5LJ

**£499,950**  
Freehold

UWS1112

- An end of terrace four storey mews house situated in the heart of Kemptown close to the sea in need modernisation
- 3 Bedrooms
- Bedroom 1 with dressing room & en-suite shower room
- Lounge
- Dining Room
- Top floor kitchen with South facing roof terrace with amazing views down to the sea
- Family bathroom with white suite
- Cloakroom
- Rear enclosed patio with side access gate
- Gas heating with combi boiler
- Double glazed
- Parking Space
- Communal Storage room
- Gated development
- No Chain

**\*\* SECURE GATED MEWS DEVELOPMENT OF ONLY 8 TOWNHOUSES. ALLOCATED PARKING. DISTANT SEA VIEWS. MODERNISATION REQUIRED. NO CHAIN \*\*** This is a modern 4 storey end of terrace town house, located very close to the prestigious 'Sussex Square' off Bristol Place. Built in @2006/2007, this house has 2/3 bedrooms, top floor kitchen with access out to a large South facing roof terrace, with fantastic distant sea views. Good size lounge, dining room, separate WC, main bedroom with en-suite and dressing room, further bathroom. Extensive modernisation is required throughout. (119 sq m internally, EPC rating 78 - C)

**Communal security gates leading to secure parking spaces & steps down to communal storage room, further steps leading down to:**

**Small paved front garden with raised flower bed and entrance door to:**

#### **Entrance Hallway**

Door entry phone, radiator, high level fuse box, stairs to first floor, wood floor and door to:

#### **Bedroom 3 11' 3" x 6' 11" (3.43m x 2.11m)**

Radiator, wood flooring and double glazed window to front.

#### **Bathroom 11' 3" x 5' 9" (3.43m x 1.75m)**

White suite bath with central mixer tap & folding shower screen, low-level W.C. Bidet, wash basin with cupboards below, fitted mirror, glass shelving, chrome ladder style radiator, wood floor, extractor fan and double glazed window.

#### **Bedroom 2 12' 1" x 10' 0" (3.68m x 3.05m)**

Radiator, cupboard housing combination boiler, shelving, wood floor, inset spotlights, double wardrobe & double glazed windows and sliding door to:

#### **Enclosed L Shaped Patio 21' 0" x 7' 3" (6.40m x 2.21m)**

Brick paved. Wall & timber fenced enclosed with further area of: 23' x 7'3" (7.01m x 1.37m) with side access gate.

**from entrance hallway stairs leading to:**

#### **First Floor Landing**

#### **Bedroom 1 15' 7" x 14' 3" (4.75m x 4.34m)**

2 Radiators, wood flooring and two double glazed windows and seating into bay.

#### **Dressing Room 8' 3" x 5' 1" (2.51m x 1.55m)**

#### **En-Suite Shower Room 8' 3" x 5' 1" (2.51m x 1.55m)**

Fully tiled shower cubicle with fitted thermostatic shower and large shower head, low-level W.C. Chrome ladders style radiator, wash basin with mixer tap and cupboard below, glass shelving & mirror, inset spotlights and double glazed window.

**From first floor landing stairs leading up to:**

#### **Second Floor**

Double glazed window.

#### **Lounge 15' 7" x 12' 4" (4.75m x 3.76m)**

Radiator, small side window, wood flooring and double glazed door leading to Juliette balcony.

#### **Dining Room 10' 9" x 8' 5" (3.27m x 2.56m)**

Radiator, wood floor and double glazed window.

**Stairs leading to:**

#### **Third Floor**

#### **Kitchen 15' 7" x 10' 9" (4.75m x 3.27m)**

Base cupboards & drawers with moulded work-surfaces over, stainless steel sink with mixer tap, 4 ring gas hob with oven below and extractor hood above, integrated dishwasher, washing machine and fridge/freezer, wall mounted radiator, wood flooring, matching wall mounted cupboards and double glazed windows and door leading onto roof terrace.

#### **Cloakroom**

Low-level W.C. Wall mounted wash basin with mixer tap, chrome ladder style radiator, fitted mirror and wood flooring.

#### **Roof Terrace 15' 11" x 12' 2" (4.85m x 3.71m)**

South facing with amazing views to the English Channel.

#### **Communal Charges**

£1,500 per annum.

Council Tax Band E.

# Energy performance certificate (EPC)

6 Sussex Square Mews BRIGHTON BN2 5LJ	Energy rating <b>C</b>	Valid until: 12 February 2034
		Certificate number: 2400-6874-0422-4399-3243

Property type End-terrace house

Total floor area 116 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 B
69-80	<b>C</b>	78 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

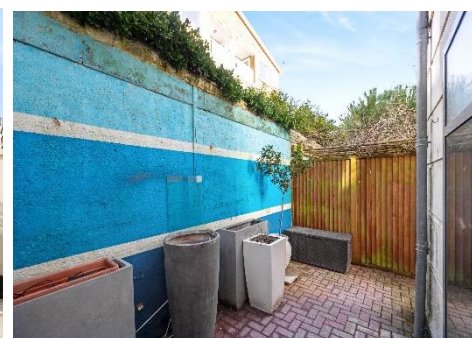
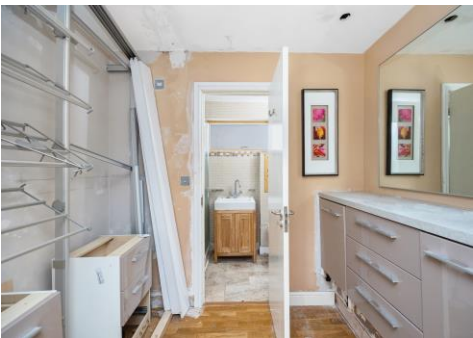
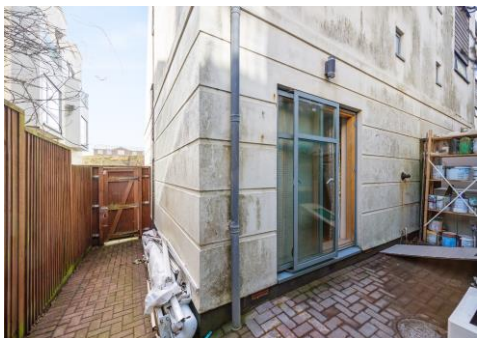
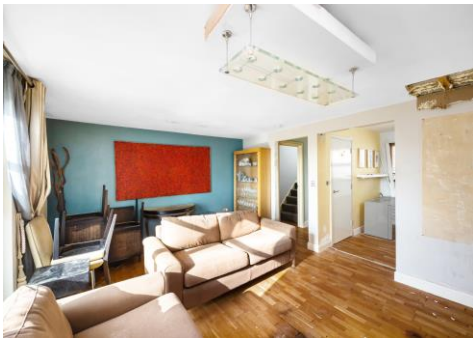
The graph shows this property's current and potential energy rating.

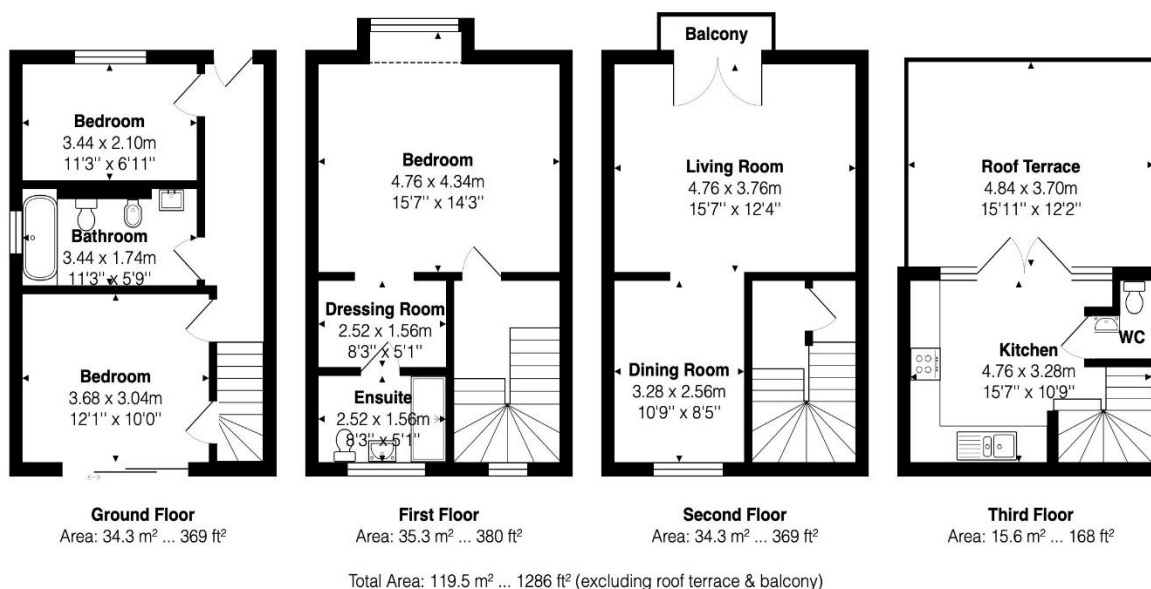
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance





**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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