



9 Windsor Lodge High Street
Brighton, BN2 1RP

£400,000
Share of Freehold

UWS1128

- A stunning 2 bedroom apartment with plenty of unique original features
- Lounge with High ceiling & beautiful ornate windows to front aspect
- Modern fitted kitchen with fitted high end appliances & wine cooler
- Large modern shower room
- 2 Bedrooms
- Attractive mezzanine reception with glass balustrade
- Raised Platform to lounge with storage area beneath
- Fitted ceiling speakers & air purifying system, high ceilings & distant sea views
- Gas heating with combi boiler
- Shared Courtyard
- Share of Freehold

**** A STUNNING 2 BEDROOM APARTMENT LOCATED ON THE FIRST & SECOND FLOOR (TOP FLOOR), IN A CONVERTED FORMER METHODIST CHAPEL, IN HIGHLY DESIRED KEMPTOWN)** This home is a real one off, with an excellent mix of modern and old, certainly a home to be proud of. Features include, exposed brickwork, vaulted high ceilings, timber beams, a sculpture made of the original 1886 window frame, double height arched windows and exposed wooden flooring. It is laid out over two floors, with a wonderful mezzanine overlooking the living areas. The modern kitchen comes with fitted high end appliances, a breakfast bar and a further defined dining/seating area. There is also the living room and a large raised, platform, perfect for morning exercises. Bedroom 1 and the modern shower room are located on this floor too. The second floor has bedroom 2 and the very cool Mezzanine. Shared courtyard, defined bike storage and Share of freehold. Viewing without doubt is highly recommended. NO CHAIN (EPC Rating 64 D, 67.89 Sq meters internally)

Steps to communal entrance door with door entry system.

Stairs to 2nd floor, entrance door to:

Entrance Hallway

Door entry phone, spiral staircase to first floor, wall mounted thermostat, smoke alarm, inset spotlights, laminated flooring and door to:

Kitchen / Living Room 27' 6" x 8' 6" (8.38m x 2.59m)

Wall mounted radiator, high ceiling, 2 velux windows, raised platform with storage room below, (13'1 x 3'11) (4.0m x 1.20m) laminated flooring, feature brick wall with two attractive front windows, high ceiling with attractive ornate ceiling beam, air purifying system, original wooden wall hung 1886 window frame, steps leading down to dining area with custom furniture with additional storage, (11'5 x 3'11) (3.50m x 1.20m) cupboard housing gas combination boiler, radiator and laminated flooring. Range of modern fitted base cupboards & drawers with quartz work-surfaces above, inset 4 ring induction hob with combination oven/microwave below and extractor hood above, stainless steel sink with mixer tap, integrated fridge, freezer, dishwasher & washing machine/tumble dryer, fitted wine fridge, inset spotlights, wine racks with led coloured lights, ceiling speaker system, modern wall mounted radiator, smoke alarm and velux window and laminated flooring

Shower Room 7' 6" x 5' 6" (2.28m x 1.68m)

Large double walk-in shower with fixed ceiling shower spray, fully tiled walls, adjustable spray attachment, spot lights, chrome ladder style radiator, glass sink with mixer tap, large fitted mirror with led lights and demister, large ceramic floor tiles, low-level W.C. Extractor fan, velux window and attractive glass bricks for borrowed light.

Bedroom 1 11' 1" x 9' 2" (3.38m x 2.79m)

Ceiling speakers, two velux windows, mirrored radiator, mirrored shelf, walk-in wardrobe with spotlight and shelving, secondary wardrobe with hanging rail, engineered wood flooring and inset spotlights.

From entrance hall spiral staircase leading to:

First Floor

Landing with laminated flooring and sliding door to:

Mezzanine / Office 13' 9" x 8' 2" (4.19m x 2.49m)

Surrounded by glass balustrade, velux window and wall fitted spotlights.

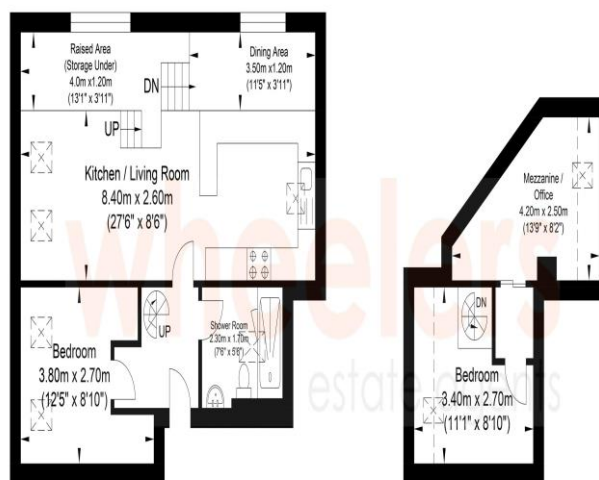
Bedroom 2 11' 1" x 8' 10" (3.38m x 2.69m)

Modern wall hung radiator, velux window, inset spotlights, engineered wood flooring, fitted mirror and attractive wooden ceiling beams.

Shared courtyard

Share of freehold Maintenance £1,090.09 per annum Lease 962 years left. Space for two bikes on a bike rack for this apartment CCTV in the communal areas Entry phone system Fibre internet available in the apartment Council Tax Band A.

High Street



Second Floor
Approximate Floor Area
544.11 sq ft
(50.55 sq m)

Third Floor
Approximate Floor Area
186.64 sq ft
(17.34 sq m)

Approximate Gross Internal Area = 67.89 sq m / 730.76 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Flat 9 Windsor Lodge High Street BRIGHTON BN2 1RP	Energy rating	Valid until:	5 August 2029
	D	Certificate number:	0957-2836-6487-9501-0841

Property type	Top-floor flat
Total floor area	82 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 D. It has the potential to be C.

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

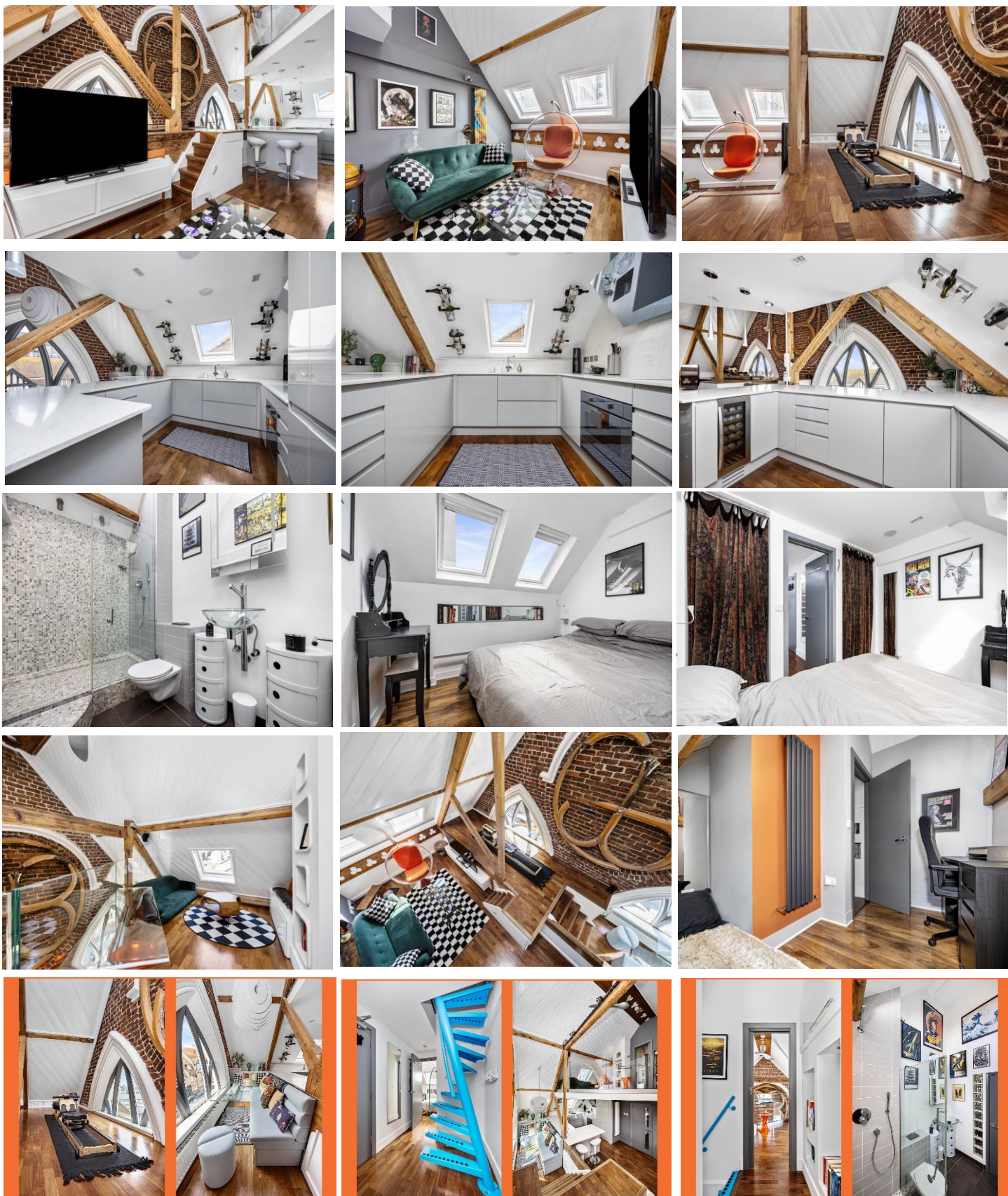
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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