



**Flat 9, Finsbury Lodge, Finsbury Road**  
Brighton, BN2 9UU

**£210,000**  
Leasehold

UWS1143

- **1 Double Bedroom**
- **Lounge / modern fitted kitchen with views over Brighton to the Downs**
- **Bathroom with modern fitted white bathroom suite**
- **Gas heating with combi boiler**
- **Double glazed with views to the Downs**
- **Good order**
- **No chain**
- **Viewing is highly recommended**
- **Ideal first purchase or buy to let investment**

**\*\* NO CHAIN, GREAT VIEWS OVER BRIGHTON, LARGE OPEN PLAN LOUNGE/KITCHEN/DINER \*\*** Located between Islingword Road and Southover Street, towards the top of Hanover, just below Queens Park. This is a well presented 1 double bedroom modern flat, located on the First floor of this four storey building, with a modern bathroom and large lounge with superb views over Brighton to a Westerly direction, Plenty of excellent pubs and shops very close by. No waiting lists for parking permits. (35 sq meters internally. EPC Rating 78 C)

#### **Communal Entrance Door**

Door entry system.

#### **Communal Hallway**

Fire alarm system and stairs to all floors.

#### **First Floor Landing**

Door to flat 9.

#### **Lounge / Kitchen 12' 5" x 17' 11" (3.78m x 5.46m)**

A modern fitted kitchen comprising base cupboards and drawers with moulded work surfaces over, matching range of wall mounted cupboards, inset 4 ring gas hob with oven below and extractor hood above, stainless steel sink unit with mixer tap and drainer, part tiled walls, under work top space for fridge & freezer plumbing for washing machine, wall mounted combination gas fired boiler, and vinyl flooring. Lounge area: Radiator, carpet flooring and 2 double-glazed windows with magnificent views across Brighton rooftops and to the Downs.

#### **Small Hallway**

Door entry phone, tiled floor and door to:

#### **Bathroom 5' 5" x 6' 2" (1.65m x 1.88m)**

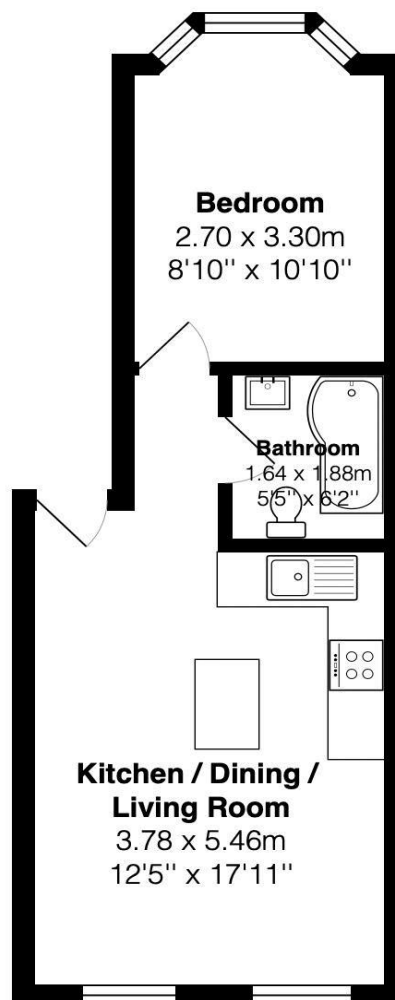
A modern white suite comprising panelled bath with fitted shower and shower screen, pedestal wash hand basin with mixer tap, low level W.C, fully tiled walls and floor, extractor fan and mirror fronted medicine cabinet.

#### **Bedroom 10' 10" x 8' 10" (3.30m x 2.69m)**

Radiator, carpet flooring and uPVC double-glazed bay window to front aspect.

#### **Tenure**

Council Tax band A Maintenance £756.26 per annum.  
Ground Rent £200 it is a doubling ground rent due to increase in March 2039  
90 year lease remaining  
Managing agents: Pepperfox  
Freeholders: Maxiwood



#### **First Floor**

Area: 34.9 m<sup>2</sup> ... 376 ft<sup>2</sup>

# Energy performance certificate (EPC)

Flat 9 Finsbury Lodge Finsbury Road BRIGHTON BN2 9UU	Energy rating	Valid until: 5 June 2034
	<b>C</b>	Certificate number: 4234-4726-8300-0376-8206

Property type	Mid-floor flat
Total floor area	35 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

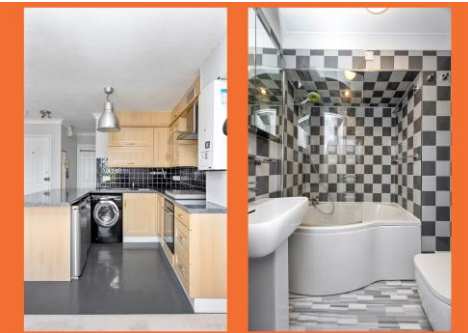
The graph shows this property's current and potential energy rating.

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**

119 Islingword Road  
Hanover  
Brighton  
BN2 9SG  
01273-606027  
[wheelersstateagents.co.uk](http://wheelersstateagents.co.uk)  
[info@wheelersstateagents.co.uk](mailto:info@wheelersstateagents.co.uk)