



10 Freshfield Street
Brighton, BN2 9ZG

£525,000
Freehold

UWS1165

- Very close to highly sought after St Luke's School
- Updating required
- 3 bedrooms
- 2 street entrances
- 3 floors and potential to extend
- 2 reception rooms
- Some character features
- Useful store room
- No chain

**** FABULOUS LOCATION, VERY CLOSE TO ST LUKE'S SCHOOL. SOUTH-WEST GARDEN. UPDATING REQUIRED. NO CHAIN **** This is a great opportunity to buy an Edwardian 3 storey house in highly desired Queens Park. Updating is required and many on this side of the street have extended into the loft and/or extended on the garden level, subject to the usual building/planning regulation requirements. There is already some distant sea views from the rear bedroom, so a loft conversion, would offer amazing views and incredible light. 3 double bedrooms, 2 reception rooms, bathroom, separate WC, kitchen and a very useful store room. 2 entrances, one on the ground floor and the other down steps from the front to the basement level. South-West garden, a real sun trap. St Luke's school is one road down. Updating required. (125 sq meters. EPC Rating 54 - E) Parking Zone C, no waiting list.

Location

Queens Park is one of the most desired locations in Brighton, due to the beautiful park, the outstanding and highly desired St Luke's School and the quality of the housing. Freshfield Street is a pretty, wide tree lined street, with a mixture of Victorian and Edwardian homes.

Description

This is a pretty red brick Edwardian home that requires updating. Laid out over 3 floors. Set back from the street, with a ground floor entrance and lower floor entrance too. Front and rear gardens

Ground Floor

Front door leads into a spacious hallway, with stairs to first floor and to the lower ground floor. (Rear garden level). To the front is the living room, with a feature fireplace. Behind this room is bedroom 3. To the rear of this floor is a separate WC and separate bathroom.

First Floor

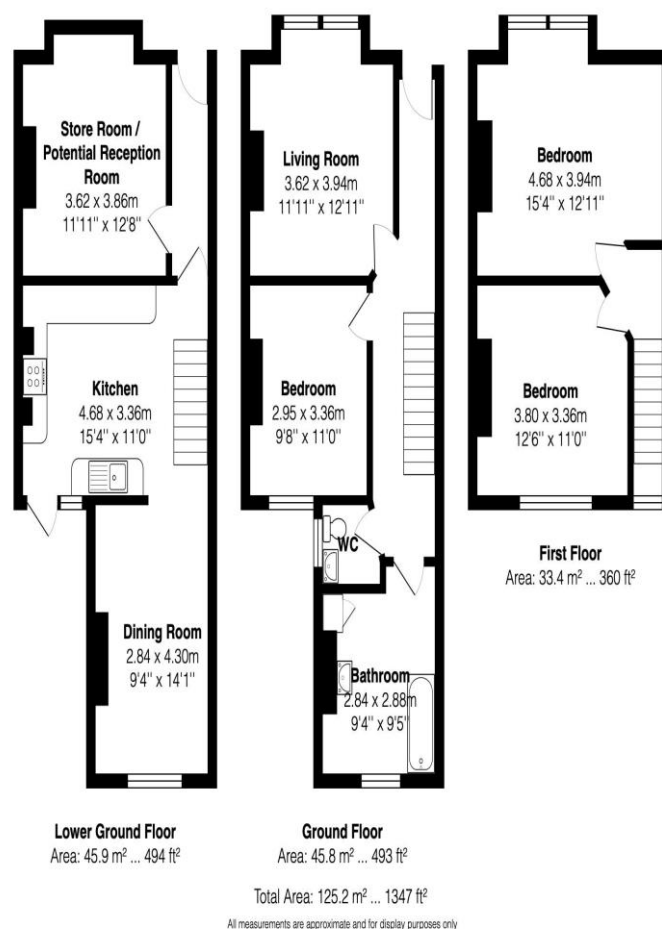
2 double bedrooms, with the main bedroom to the front, the whole width of the house. Bedroom 2 to the rear, with distant sea views, roof top views and views of St Luke's School to the left.

Lower Ground Floor

Stairs lead down to an open plan kitchen/diner, with a door out to the garden. The dining room is to the rear of this floor. To the front is a spacious store/hobby room, with power. A further door leads out to steps, that lead up to the street. Many people have subject to the usual planning permissions/building regulations knocked through or extended to create a large open plan lounge/kitchen/dining room.

Outside

Front garden has mature shrubs. The rear garden is 21ft x 16ft and has a further area in the side return, 14 ft x 5'9, which many have extended into. The garden faces South-West and is mainly paved and enclosed by mature shrubs.



Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 10 Freshfield Street BRIGHTON BN2 9ZG | Energy rating E | Valid until: 2 December 2034 |
| | | Certificate number: 0077-3944-2202-8244-7204 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 125 square metres |

Rules on letting this property

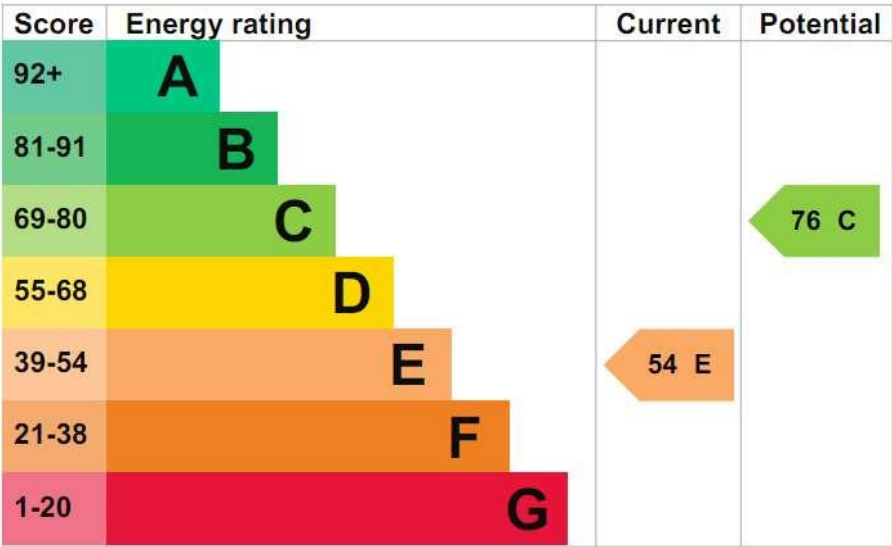
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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



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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