

106A Albion Hill
Brighton, BN2 9PA

£315,000
Share of Freehold

UWS1167

- Share of freehold
- No chain
- South-West facing 24ft private garden
- 2 Bedrooms
- Modern kitchen and bathroom
- Gas central heating
- Double glazing.
- Spacious Lounge

**** CHAIN FREE. BACKING ONTO CHATES FARM ALLOTMENTS, SHARE OF FREEHOLD. SOUTH WEST GARDEN, 2 BEDROOMS **** This is an excellent purpose built Victorian ground floor flat, located within highly desired Hanover. Positioned towards the lower end of Albion Hill, this flat has its own private entrance, double glazed French doors to the 24ft South West garden and 2 bedrooms. A modern bathroom, modern kitchen and a spacious lounge/diner. Gas central heating and double glazing. Excellent natural light. Viewing is highly recommended. (Epc rating 68 - D) 49 sq meters internally. Parking Zone V, no waiting list.

Location

Hanover is a wonderful place to live. Perfectly located for easy access by foot or car, to the city centre, Brighton station and the seafront. Made up of a majority of colourful painted Victorian properties and well known for its outstanding schools and very popular pubs and cafes. Parking is via permit and there is no waiting list in this area at present.

Description

A well maintained building, with only 2 flats in the building and both have their own private entrance. Steps leading up to the front door, straight into the hallway. Bedroom 1, a good double is to the left, with the modern bathroom, the next room behind, off the hallway. The lounge/diner is very bright and spacious, with lots of natural light flowing in. There is a door off to the left to the second bedroom, which looks out to the rear. Double glazed French doors out to the garden from the living room and a door into the kitchen. The modern kitchen has plenty of storage and some fitted appliances. A dual aspect room with excellent natural light. Fully double glazed, gas central heating with a combi boiler. The property has been maintained to an excellent standard.

Rear Garden

Albion Hill is a gem of a location, as this side of the road, backs onto Chates Farm allotments. The garden is a sun trap, as it faces South West and being on the hill and elevated, you will get lots more sun during the day. There are two parts to the garden. From the French doors, it leads out an area that is 11ft 2' x 7ft 3'. Perfect for storage or putting a shed in. A path leads to the main part of the private garden that is 24ft x 9ft 9'. Wall and fence enclosed

Tenure

Share of freehold. No Ground rent. No managing agent. Costs split 50/50 with the co freeholder. No works planned. Lease is 999 years from 2016.



Energy performance certificate (EPC)

106a Albion Hill BRIGHTON BN2 9PA	Energy rating D	Valid until: 8 February 2034
		Certificate number: 0188-3034-8202-9024-7200

Property type	Ground-floor flat
Total floor area	49 square metres

Rules on letting this property

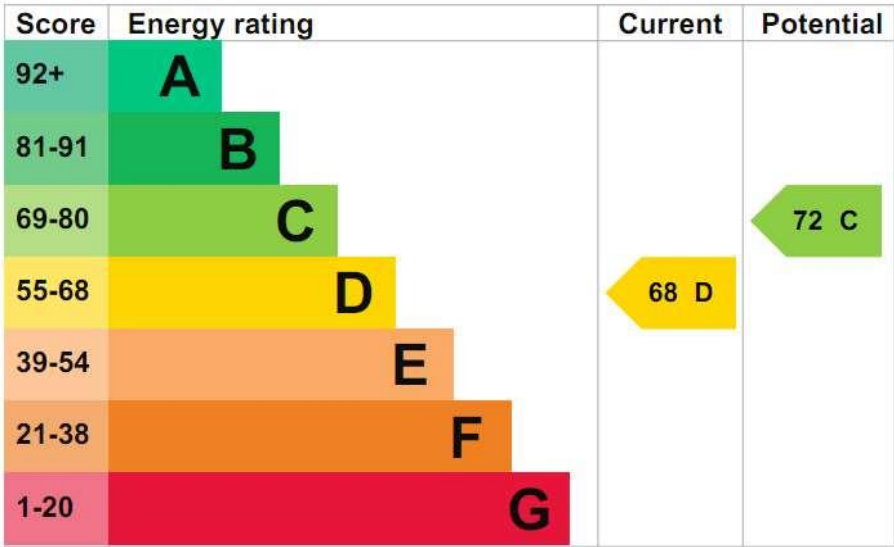
Properties can be let if they have an energy rating from A to E.

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.](#)



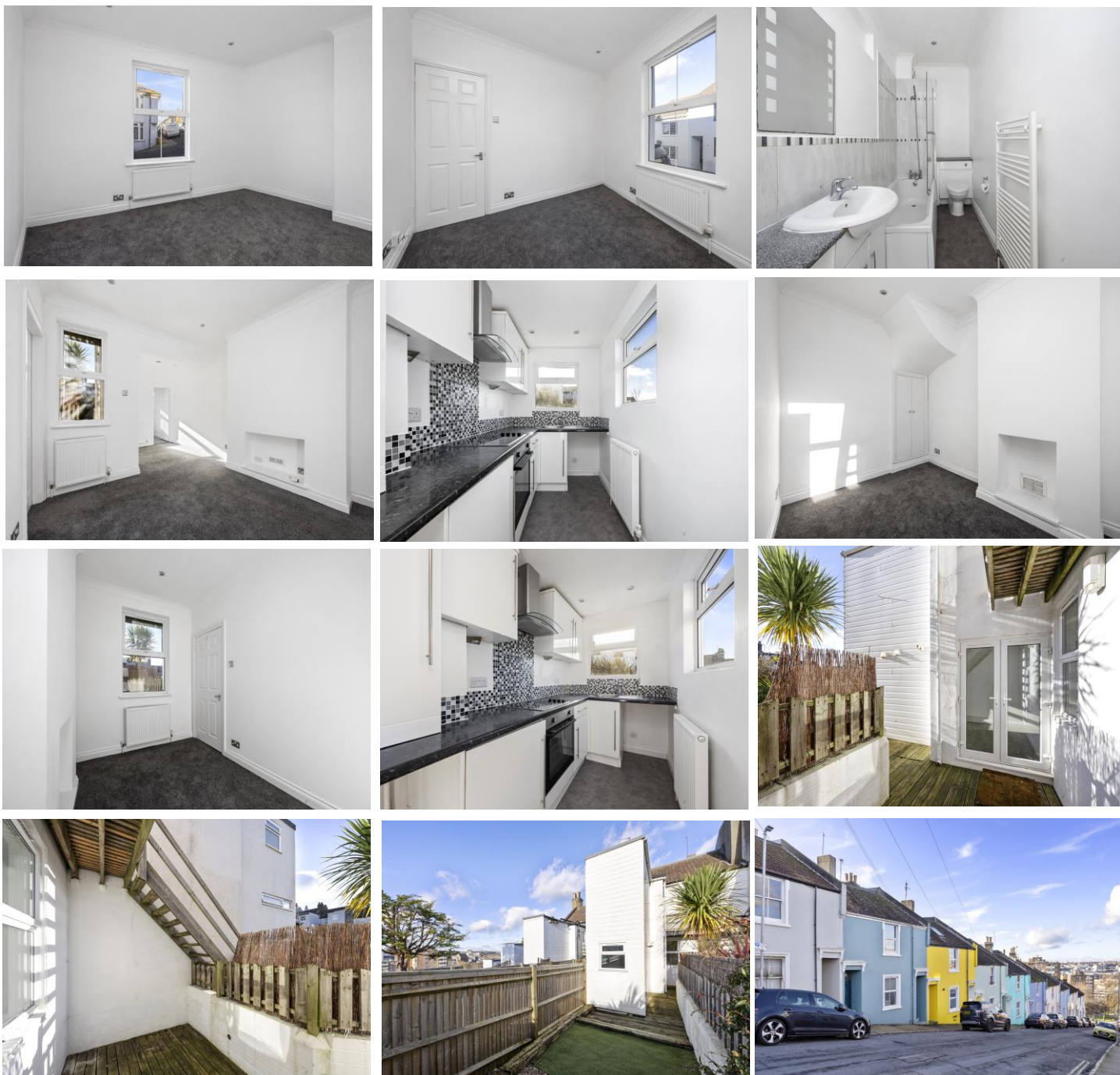
The graph shows this property's current and potential energy rating.

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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