

107 Albion Hill
Brighton, BN2 9PA

£385,000
Share of Freehold

UWS1176

- 2 Double bedroom maisonette
- Separate shower room and separate bathroom
- Share of freehold
- Private 35ft South Westerly facing garden
- Large lounge/diner, with UPVC French doors to the balcony
- UPVC double glazing, gas central heating & a wood burner
- Modern kitchen
- Stunning views
- Only 2 flats in the building
- No chain

****35FT SOUTH WEST FACING GARDEN. NO CHAIN. SHARE OF FREEHOLD. FANTASTIC VIEWS **** This is an exceptionally bright, light and spacious 2 double bedroom maisonette, backing onto Chates Farm allotments. The owner has created an inviting and well-presented home. Private door with stairs leading up to the first floor landing and on to a spacious open plan lounge/dining room with exposed brickwork and a wood burner. The room faces south westerly, so offers excellent light. UPVC French doors lead out to the private balcony, with stairs down to the private garden. Modern kitchen and shower room to the rear. Bedroom 2, a good sized double to the front aspect. Further stairs lead up from the landing to the second floor, with a spacious main bedroom and another bathroom. Both have stunning views of Brighton and the sea. Upvc double glazed and gas central heating, with a newly installed combi boiler (November 2024). A 35ft garden, currently designed and used as a mini allotment, with a patio area to the rear which gets the sun for most of the day. (EPC Rating C - 76) 79 Sq meters internally. Parking zone V currently 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.

Private Entrance Door to;

Entrance Hallway

High level cupboard housing electric meter and consumer unit. Gas meter, stairs rising to;

First Floor Landing

Stripped and polished wooden floors, storage cupboard and shelving and further stairs rising to the second floor.

Lounge/Dining Room

Enjoying a south westerly aspect allowing for plenty of light, exposed brick chimney breast with wood burner, further exposed brick wall, radiator, upvc double glazed window to the rear, upvc double glazed French doors opening out onto the balcony, open door way leading down to the kitchen.

Kitchen

Double aspect with upvc double glazed window and door opening out onto the balcony, further window with distant sea views, good range of modern fitted wall and base units with working surfaces over, inset butler sink, inset gas hob with extractor hood over, fitted electric oven, integrated fridge and freezer, integrated dishwasher, washing machine. Wall mounted cupboard housing newly installed (November 2024) Alpha combination boiler, door leading to.

Shower Room

Upvc double glazed window to the side, white suite comprising; enclosed corner shower cubicle housing electric Mira shower, low level wc, pedestal wash basin with mixer tap, radiator.

Bedroom Two

Upvc double glazed window to the front, radiator.

Second Floor Landing

Storage cupboard, doors to the bathroom and bedroom.

Bedroom One

Velux windows to the front and rear with far reaching views across to the sea, eaves storage, radiator.

Upvc double glazed window with views across to the sea, white suite comprising; panelled bath with mixer tap, low level wc, basin with mixer tap and wall mounted towel radiator.

Balcony

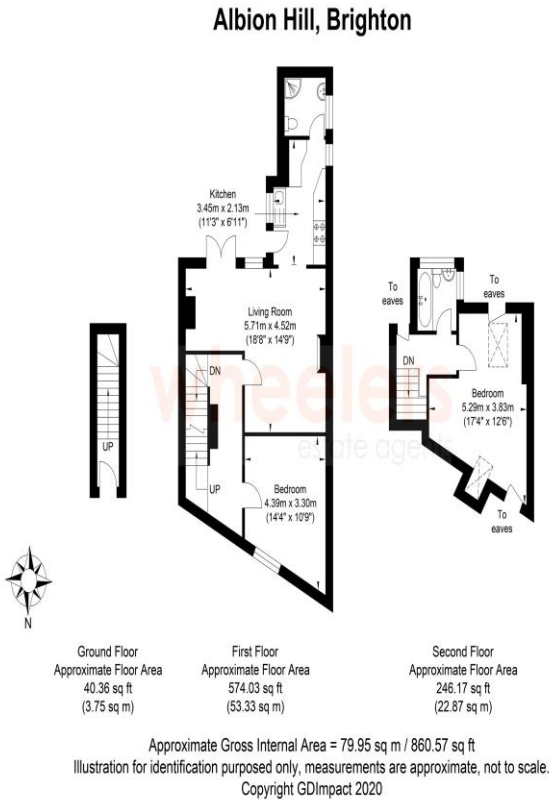
Doors from the lounge and the kitchen open out onto the balcony with steps leading down to the rear garden.

Rear Garden

Measuring approximately 35' x 10' and enclosed by newly fenced boundaries and currently with areas of organic soil that the present owner is growing herbs, spinach and beetroot along with strawberries and raspberries. There is a raised composite decked area at the end of the garden, ideal for patio furniture. There is also a storage area underneath the stairs.

Lease

Share of Freehold split 50/50. Lease; 189 years from 1983 (147 years remaining). No Ground Rent. Maintenance; split 50/50 with the other freeholder on an adhoc basis. Council Tax Band B. Parking Zone V (currently no waiting list).



Energy performance certificate (EPC)

107 Albion Hill
BRIGHTON
BN2 9PA

Energy rating

C

Valid until:

14 January 2035

Certificate number:

0300-2435-3490-2795-4561

Property type

Top-floor maisonette

Total floor area

79 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.](#)

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

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



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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