



Ground Floor Flat 166 Freshfield Road
Brighton, BN2 9YD

£390,000
Leasehold

UWS1196

- Two Bedroom Garden Flat
- 15'5 x 13'9 Sitting Room
- 12'6 x 11'6 Master Bedroom
- Modern Bathroom With Under Floor Heating
- Sleek Kitchen With French Doors To The Garden
- Close To St Luke's School & Queen's Park
- Approximately 71 SqM/771 SqFt
- Internal Viewing Highly Recommended
- Gas Central Heating
- Part Upvc Double Glazing

**** BEAUTIFULLY PRESENTED. CLOSE TO ST LUKE'S SCHOOL. PRIVATE GARDEN. STYLISH INTERIOR**** The owner of this two bedroom, garden flat has impeccable taste and has created a very inviting home that must be viewed to appreciate. The accommodation spans approximately 71 square meters/771 square feet and comprises; split level entrance hallway with great storage, a 15'5 x 13'9 sitting room with painted floor boards, master bedroom and second bedroom. The bathroom and sleek kitchen have under floor heating and the kitchen leads out onto an impressive 22'5 x 19'5 rear garden with low maintenance artificial grass, a decked area and further side garden. EPC Rating C (70). Parking Zone C (currently no waiting list applies).

Communal front door opening into; communal entrance hall with door opening into;

Entrance Hallway

Split level entrance hallway with large under stairs storage cupboard, upvc double glazed window to the side, space for a home office or coats and shoes, radiator, and doors leading to all rooms.

Sitting Room

Painted floor boards, fireplace, large upvc double glazed window to the front, ceiling cornicing and ceiling rose, radiator.

Master bedroom

Painted floor boards, sash window to the rear, radiator.

Bedroom Two

Two sash windows to the side with fitted plantation shutters, radiator.

Bathroom

Opaque upvc double glazed window to the side, storage cupboard housing Vaillant combination boiler. White suite comprising bath with shower over, enclosed cister wc, hand basin with vanity unit, part tiled walls and ladder style radiator, under floor heating.

Kitchen/Breakfast Room

Velux window, picture window to the side garden, ladder style radiator, shelved area with plenty of storage, range of fitted wall and base units with work surfaces over, inset sink and drainer unit, inset gas hob with extractor hood over, fitted electric oven, space and plumbing for washing machine, integrated dishwasher, space and point for fridge freezer, under floor heating. Beautiful French doors opening out onto the rear garden.

Rear Garden

22' x 19'5 enclosed by fenced boundaries with artificial grass and a good size decked area. There is further garden area to the side of the property with plenty of space for outside storage sheds.

Tenure

Leasehold; 110 years remaining (lease expires 23.06.2135)

Maintenance; £1,120.00 per annum.

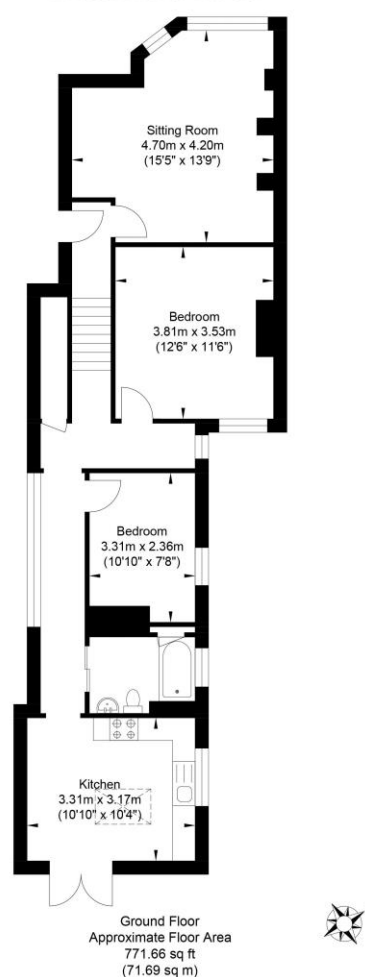
Maintenance Review Period; None

Ground Rent; £150.00 per annum.

Council Tax Band; Band B

Parking Zone; Zone C (currently no waiting list)

Freshfield Road



Approximate Gross Internal Area = 71.69 sq m / 771.66 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Ground Floor Flat
166 Freshfield Road
BRIGHTON
BN2 9YD

Energy rating

C

Valid until:

16 April 2035

Certificate number:

0370-2373-1440-2495-2935

Property type

Ground-floor flat

Total floor area

77 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	70 C	78 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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