



GFF , 24 Islingword Road
Brighton, BN2 9SE

£245,000
Leasehold

UWS1197

- Ground Floor Garden Flat
- Private 33'4 x 15'1 Rear Garden
- Gas Central Heating
- Upvc Double Glazing
- Bay Fronted Sitting Room
- New 999 Year Lease
- No Onward Chain
- Kitchen
- Shower Room
- Double Bedroom

* 33'4 x 15'1 LARGE PRIVATE REAR GARDEN* NO ONWARD CHAIN* GROUND FLOOR FLAT* HANOVER LOCATION* A ground floor, one bedroom flat with exceptionally good size rear garden located in sought after Hanover and offered for sale with no onward chain and a new 999 year lease on completion. The accommodation comprises; bay fronted sitting room, kitchen, double bedroom and shower room. The property has gas central heating and upvc double glazing and viewing is recommended. EPC Rating D (68). Parking Zone V (currently no waiting list applies).

Upvc double glazed front door opening into the communal entrance hallway with front door opening into;

Entrance Hallway

Under stairs area with meters and fuse box, ideal area for storage, doors to the sitting room, bedroom, kitchen and bathroom.

Sitting Room

Upvc double glazed window to the front, radiator.

Bedroom

Upvc double glazed window overlooking the rear garden, radiator.

Kitchen

Upvc double glazed window to the side. Range of fitted wall and base units with work surfaces over. Inset stainless steel sink and drainer unit, inset gas hob with extractor hood over, fitted electric oven. Space and plumbing for washing machine, space and point for fridge freezer, wall mounted "Ideal" combination boiler.

Inner Hallway

Upvc double glazed door opening out to the rear garden, built-in storage cupboard with radiator and shelving.

Shower Room

Opaque upvc double glazed window to the side, tiled walls, white suite comprising wc, hand basin and shower cubicle, radiator.

Rear Garden

Patio garden enclosed by walled boundaries measuring approximately 33'4 x 15'1 and a further 17'5 x 7'6 to the side.

Tenure

Leasehold Lease; A new 999 year lease will be granted upon completion.

Maintenance; Split 50/50 with the upstairs flat.

Ground Rent; £50 per annum.

Council Tax Band A.

Islingword Road



Ground Floor
Approximate Floor Area
408.81 sq ft
(37.98 sq m)



Approximate Gross Internal Area = 37.98 sq m / 408.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Ground Floor Flat 24 Islingword Road BRIGHTON BN2 9SE	Energy rating D	Valid until: 16 March 2035
		Certificate number: 9633-3047-6207-3055-9204

Property type	Ground-floor flat
Total floor area	37 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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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