



4, Carn Court North Drive
Brighton, BN2 0HR

£365,000
Share of Freehold

UWS1234

- Two Double Bedroom
- Ground Floor Flat
- Allocated Parking Space
- 19'2 x 11'3 Dual Aspect
- Sitting/Dining Room
- Modern Fitted Kitchen
- Upvc Double Glazing
- Located Opposite Queen's Park
- Bright & Airy Throughout
- Newly Installed Bathroom
- Additional WC
- Gas Central Heating

****TWO DOUBLE BEDROOM, GROUND FLOOR FLAT. ALLOCATED PARKING SPACE. LOCATED OPPOSITE QUEEN'S PARK**** This spacious and well-presented ground floor flat offers bright and airy accommodation throughout, with all rooms benefiting from a sunny south-facing aspect. The accommodation comprises: A large entrance hallway with a useful storage cupboard, dual aspect sitting/dining room, modern fitted kitchen, recently installed bathroom plus an additional WC and two generously sized double bedrooms. Further benefits include gas central heating, uPVC double glazing, and an allocated parking space. Carn Court is a well-maintained, low-rise purpose-built block, ideally situated directly opposite Queen's Park and internal viewing is highly recommended. EPC Rating C (73). Parking Zone C (currently no waiting list applies).

Front door opening into; Entrance Hallway

Doors to all rooms and large built-in storage cupboard.

Dual Aspect Sitting Room 19' 2" x 11' 3" (5.85m x 3.44m)

Large upvc double glazed windows to the front and side, the front giving lovely green views of Queen's Park, radiator, ample space for sitting and dining room furniture and door into the;

Kitchen 9' 8" x 7' 5" (2.94m x 2.25m)

Upvc double glazed window to the front with built-in breakfast bar, good range of fitted wall and base units with work surfaces over with inset sink and drainer unit with mixer tap, inset gas hob with extractor hood over. Fitted electric oven, space and plumbing for washing machine, space and plumbing for slim-line dishwasher, space and point for fridge freezer.

Bedroom One 19' 2" x 10' 0" (5.85m x 3.06m)

Upvc double glazed window to the front with views over Queen's Park, radiator, built-in storage cupboards.

Bedroom Two 15' 0" x 9' 0" (4.56m x 2.75m)

Upvc double glazed window to the front, radiator.

Bathroom 6' 6" x 6' 2" (1.97m x 1.87m)

Recently installed bathroom suite comprising bath with shower over, vanity unit with basin over, level wc, fully tiled walls and floor, heated towel radiator.

Separate WC

Part tiled walls, tiled floor, low level wc, vanity unit with hand basin.

Allocated Parking Space

Allocated parking space located within the grounds.

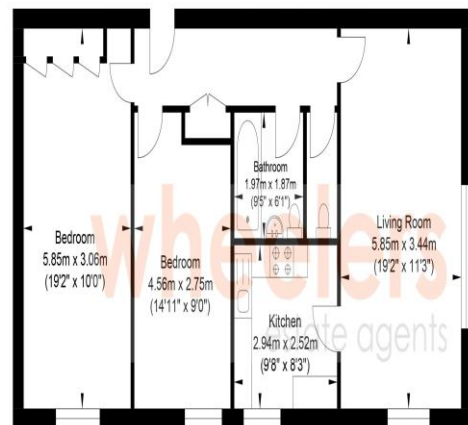
Tenure; Share of Freehold (999 years from 30th July 1979)

Maintenance; Approx £2,000 per annum

No Ground Rent

Council Tax; Band C

North Drive, Carn Court



Floor Plan
Approximate Floor Area
807.0 sq ft
(75.0 sq m)

Approximate Gross Internal Area = 75.0 sq m / 807.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

4 Carn Court North Drive BRIGHTON BN2 0HR	Energy rating C	Valid until: 26 June 2035
		Certificate number: 0340-2056-2560-2125-5271

Property type	Ground-floor flat
Total floor area	75 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	73 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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