



**2 Freshfield Street**  
Brighton, BN2 9ZG

**Offers in Excess of  
£450,000**  
Freehold

UWS1224

- Very close to St Luke's School
- Larger than average plot
- End of terrace, with side access
- 3 Bedrooms
- Through lounge/diner
- Excellent views down towards the sea
- No chain
- Updating required
- Front and Rear Gardens
- South- West facing garden

**\*\* NO CHAIN. LARGER THAN AVERAGE SOUTH-WEST GARDEN FOR THE AREA. POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING REGULATIONS). SOME UPDATING REQUIRED.** This is a great house, located one street away from highly desired St Luke's School. Lots of potential with this house, as the plot is bigger than others on this side of the street. Superb views down to the sea from the rear. Front and rear gardens, with side access. Kitchen/breakfast room with access to the south-west facing garden. Through lounge/diner on ground floor. 3 Bedrooms and bathroom on the first floor. The 3rd bedroom would make an excellent nursery or study. Parking Permit C, no waiting list at present (EPC Rating 24 - F) 90 Square meters internally.

**Front door opening into;**

#### **Entrance Hallway**

Stairs rising to first floor and stairs descending down to the kitchen, door into;

**Through Sitting/Dining Room 23' 11" x 11' 11" (7.28m x 3.63m)**

Glazed window to the front, glazed window to the rear.

Returning to the entrance hallway, stairs rise to the half landing with doors to bedroom three/study and bathroom and further stairs rise to the first floor landing with access to the loft hatch and doors to bedrooms one and two.

**Bedroom Three/Study 10' 9" x 8' 9" (3.28m x 2.67m)**

Glazed window overlooking the rear garden.

**Bathroom 7' 3" x 4' 3" (2.20m x 1.29m)**

Opaque upvc double glazed window to the side, high level wc, bath and hand basin.

**Bedroom One 15' 6" x 12' 7" (4.72m x 3.84m)**

Glazed window to the front.

**Bedroom Two 10' 10" x 9' 11" (3.30m x 3.02m)**

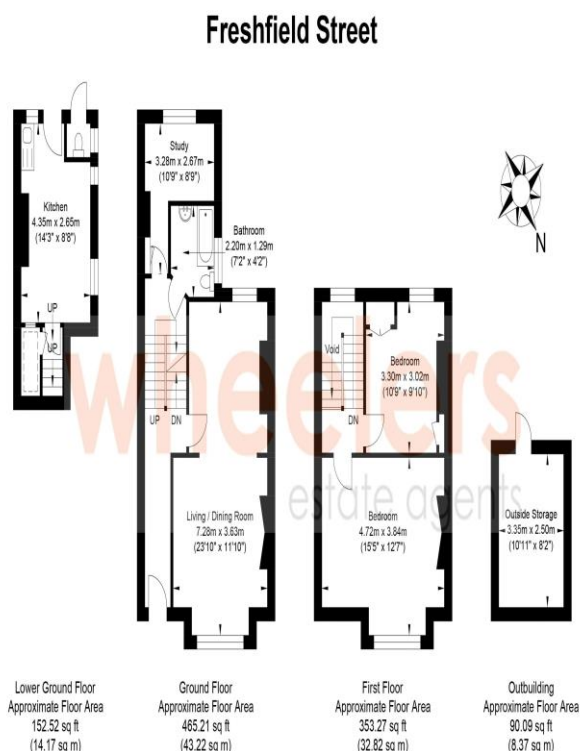
Two built-in storage cupboards, glazed window overlooking the rear garden with views to the sea.

**Outside 30' 0" x 28' 11" (9.14m x 8.81m)**

Fantastic south west facing garden enclosed by walled and fenced boundaries with side access and storage area underneath the house measuring 10'11 x 8'2.

**Tenure; Freehold**

**Council Tax; Band D**



# Energy performance certificate (EPC)

2 Freshfield Street  
BRIGHTON  
BN2 9ZG

Energy rating

**F**

Valid until:

**28 September 2035**

Certificate number:

**2500-4170-0222-3521-3153**

Property type

End-terrace house

Total floor area

94 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	24 <b>F</b>	
1-20	<b>G</b>		





**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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