

wheelers

estate agents



3B Pevensey Road
Brighton, BN2 3AG

£339,950
Share of Freehold

UWS1245

- Ground & First Floor Two Double Bedroom Maisonette
- Loft Space, Ideal Home Office/Study
- Bay Fronted Sitting Room
- Share of Freehold
- Plenty of Natural Light
- Kitchen/Breakfast Room
- Bathroom
- Upvc Double Glazing
- Gas Central Heating
- Viewing Essential

****GROUND & FIRST FLOOR MAISONETTE** TWO BEDROOMS** LARGE LOFT SPACE** OWN STREET ENTRANCE** SHARE OF FREEHOLD**** This bright and spacious maisonette is arranged over three floors and offers a fantastic opportunity for first-time buyers or those seeking flexible living space. The property benefits from its own private street entrance and a generous loft area, ideal for a variety of uses or potential conversion (subject to the usual consents). The ground floor comprises a bay-fronted sitting room, providing a light and welcoming living space, along with a kitchen/breakfast room positioned to the rear and a family bathroom. On the first floor are two well-proportioned double bedrooms, paddle stairs leading to the expansive loft space above. Additional benefits include gas central heating and Upvc double glazing throughout. Situated close by to Fairlight School and the Lewes Road which offers easy access in and out of Brighton by car or with good bus services running across the City centre. EPC Rating C. Parking Zone V (currently no waiting list).

Front door opening into;

Entrance Hallway

Stripped and polished wooden floors, radiator, stairs leading to the upper floors, under stairs storage, doors to kitchen, sitting room and bathroom.

Sitting Room 13' 5" x 12' 6" (4.10m x 3.80m)

Upvc double glazed bay window to the front with plantation shutters, feature fire place with shelving either side of the chimney breast, radiator.

Kitchen/Breakfast Room 11' 6" x 10' 6" (3.50m x 3.20m)

Upvc double glazed window to the rear, radiator. Good range of fitted wall and base units with work surfaces over, inset gas hob, extractor hood, fitted electric oven, space and point for fridge freezer, space and plumbing for washing machine, space plumbing for dishwasher. Cupboard housing Ideal combination boiler.

Bathroom 8' 2" x 7' 7" (2.50m x 2.30m)

Opaque upvc double glazed window to the rear, white suite comprising wc, hand basin, separate shower and bath, heated towel radiator.

First Floor Landing

Upvc double glazed window to the rear, doors to both bedrooms and paddle stairs to loft space.

Bedroom One 16' 1" x 13' 9" (4.90m x 4.20m)

Upvc double glazed window to the front, radiator.

Bedroom Two 11' 10" x 10' 6" (3.60m x 3.20m)

Upvc double glazed window to the rear, radiator.

Loft Space 16' 5" x 12' 10" (5.0m x 3.90m)

Two velux windows to the front, ample eaves storage.

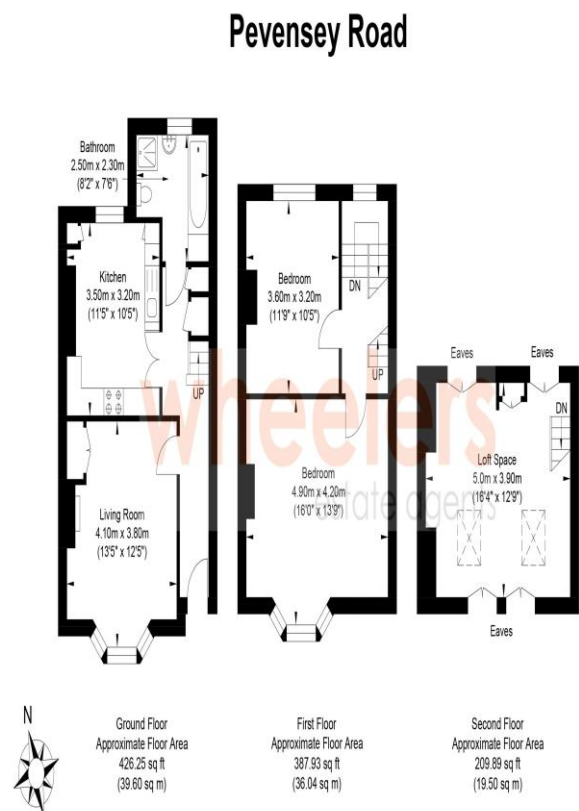
Share of Freehold

999 years from 12th November 2002

No Ground Rent

Maintenance Adhoc with one other

Council Tax; Band B



Approximate Gross Internal Area = 95.14 sq m / 1024.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

3b Pevensey Road BRIGHTON BN2 3AG	Energy rating C	Valid until: 13 January 2036
		Certificate number: 9327-3058-3209-6056-0200

Property type	Ground-floor maisonette
Total floor area	84 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	74 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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