



33 Bonchurch Road
Brighton, BN2 3PJ

£269,950
Leasehold

UWS1144

- **Very well presented first floor (top floor) flat with an enclosed balcony, West facing with impressive views**
- **Double Glazed**
- **2 Bedrooms**
- **Good size bathroom with white suite**
- **Modern kitchen with access to the enclosed balcony**
- **Lounge to the front**
- **Spacious hallway**
- **Central heating with an electric boiler**
- **122 years remaining on the lease.**
- **Viewing is highly recommended**

Wheeler Estate Agents Registered in England.
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**** TOP FLOOR FLAT, 2 BEDROOMS, WEST FACING ENCLOSED BALCONY, VERY WELL PRESENTED **** This is a superb bright & light top floor flat, in a modern well maintained building. Located just off Elm Grove, a popular area with good access into the city centre. External stairs lead to the top floor, with 2 flats on each floor and 6 flats in this block in total. A spacious central hallway, with access to all rooms. Lounge and bedroom 2 to the front and the main bedroom, modern kitchen and spacious bathroom to the rear. All rooms are very well presented and decorated. Double glazed, central heating and an enclosed West facing balcony, with views over Brighton to the West & beyond. (EPC Rating C - 61) 45 square meters internally.

Location

This flat is located towards the top end of Bonchurch Road, just off Elm Grove. Excellent location for access by foot, bike or bus into the city centre. Great pubs nearby, the closest being 'The Hartington'. Lots of local convenience stores close by and easy access out of Brighton via Elm Grove and Hartington Road, out onto Lewes Road.

Accommodation

Wrought iron stairs lead up to the first floor (top floor). Communal entrance door for flats 33 and 33a only, leading into a communal hallway. Front door on the left leads into a spacious hallway.

Entrance Hallway

High level cupboard housing the electric fuse board. All the rooms are located off the hallway. The kitchen, bathroom and main bedroom to the right and bedroom 2 and the lounge to the left.

Lounge 10' 2" x 11' 9" (3.10m x 3.58m)

Front aspect, with a double glazed window overlooking Bonchurch Road. Radiator, picture rails and very well presented.

Bedroom 2 6' 10" x 10' 8" (2.08m x 3.25m)

Double glazed window to the front aspect, radiator

Bedroom 1 6' 11" x 13' 1" (2.11m x 3.98m)

Rear aspect with excellent elevated Westerly views. Radiator, built in cupboard with storage over.

Bathroom 4' 6" x 12' 9" (1.37m x 3.88m)

A spacious modern bathroom, pedestal wash hand basin, WC, panel enclosed bath with an electric shower over. Heated towel rail. Double glazed window, part tiled walls.

Kitchen 6' 11" x 10' 4" (2.11m x 3.15m)

Plenty of matching white wall and base units and matching work counters to both sides. Built in electric hob, with extractor hood over and built in oven. Space and plumbing for a washing machine. Inset stainless steel sink and drainer. Radiator. Large storage cupboard housing hot water tank and 'Heatrae Sadia' electric boiler. Double glazed window and door to the balcony.

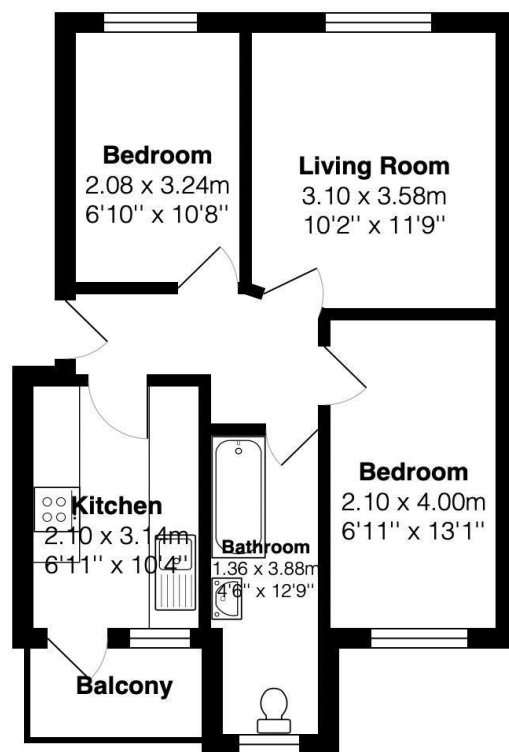
Outside 7' 5" x 4' 6" (2.26m x 1.37m)

Enclosed West facing balcony, with space for a small table and 2 chairs. (There is currently scaffolding to the rear. There are redecoration, repointing and general repair works being carried out, this work has been paid for by the current sellers. The balcony is due to be redecorated too)

Tenure

Leasehold - 122 years remaining. Ground Rent £75 per 6 months. Service charge @ £571 per 6 months (There are works currently ongoing that the sellers have paid for, including external rear decorations, repointing and associated repairs to the rear)

Council Tax Band A.



First Floor

Area: 44.7 m² ... 481 ft²

Energy performance certificate (EPC)

33 Bonchurch Road BRIGHTON BN2 3PJ	Energy rating D	Valid until: 21 August 2034
		Certificate number: 3034-6228-2400-0169-1226

Property type	Top-floor flat
Total floor area	45 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

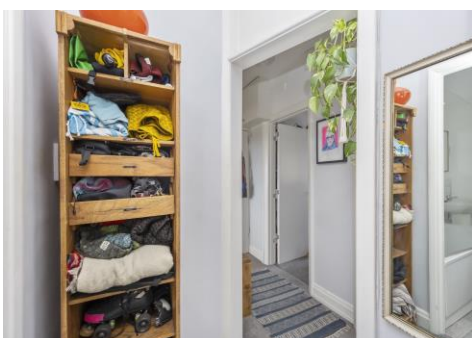
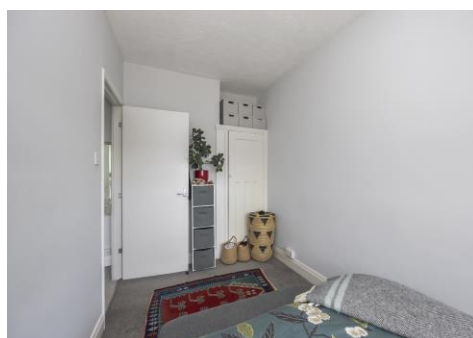
The graph shows this property's current and potential energy rating.

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

Breakdown of property's energy performance



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**