

wheelers

estate agents



103 Brading Road
Brighton, BN2 3PE

£425,000
Freehold

UWS1243

- Currently arranged as a 2 bedroom ground & first floor maisonette with one bedroom lower ground floor flat
- One Freehold title
- Two separate council tax bands, Band A
- 142 square meters/1,532 square feet
- No chain
- Versatile accommodation
- Potential to convert the loft, subject to necessary consents
- 27'9 x 14'5 West facing rear garden

****CURRENTLY ARRANGED AS A TWO BEDROOM GROUND & FIRST FLOOR MAISONETTE AND A LOWER GROUND FLOOR ONE BEDROOM FLAT**IN NEED OF COMPLETE REFURBISHMENT** NO CHAIN**** This property has remained within the same family for 57 years and is held on a single freehold title. Currently assessed under two council tax bands, both Band A. The property offers highly versatile living arrangements. The internal staircase could be easily reinstated and, subject to the usual consents, the loft could be converted to create a substantial family home. Alternatively, the layout lends itself to use as a main residence with an income opportunity, or as a home with a self-contained flat for a family member. To the rear is a west facing garden measuring 27'9 x 14'5. Parking Zone S which is light touch and free at weekends and currently no waiting list for a permit. EPC Rating D (68). 142 square meters/1,532 square feet.

Steps leading up to raised ground floor and front door opening into;

Entrance Hallway

Stairs leading to the first floor, door into the kitchen and sitting/dining room.

Sitting/dining room 25' 5" x 11' 2" (7.75m x 3.41m)

Upvc double glazed windows to the front and rear, two radiators.

Kitchen 13' 10" x 8' 0" (4.21m x 2.43m)

Upvc double glazed window to side, upvc double glazed door to the rear garden, radiator.

First Floor Landing

Doors to bedrooms and a door to the loft stairs, upvc double glazed window to the rear.

Bedroom 13' 4" x 10' 4" (4.07m x 3.15m)

Upvc double glazed windows to the front, radiator.

Bedroom 11' 6" x 9' 8" (3.50m x 2.94m)

Upvc double glazed window to the front, radiator.

Bathroom

Opaque upvc double glazed window to the rear, bathroom suite with wc, bath and basin.

Loft 18' 11" x 15' 4" (5.76m x 4.67m)

Boarded loft with light, potential to extend/convert, subject to the usual consents.

Lower Ground Floor

Steps leading down to the lower patio with upvc double glazed door opening into;

Entrance Hallway

Doors to the reception room or bedrooms, and kitchen.

Reception Room/Bedroom 13' 1" x 11' 2" (4.0m x 3.40m)

Upvc double glazed windows to the front, cupboard housing "Ideal" combination boiler.

Reception Room/Bedroom 10' 9" x 9' 2" (3.28m x 2.80m)

Upvc double glazed window to the rear.

Kitchen 11' 0" x 9' 2" (3.35m x 2.80m)

Range of fitted wall and base units with work surfaces over, inset ceramic hob, space and plumbing for washing machine, sink and drainer unit, upvc double glazed window to side, upvc double glazed window to lean to.

Shower Room 7' 10" x 4' 10" (2.40m x 1.48m)

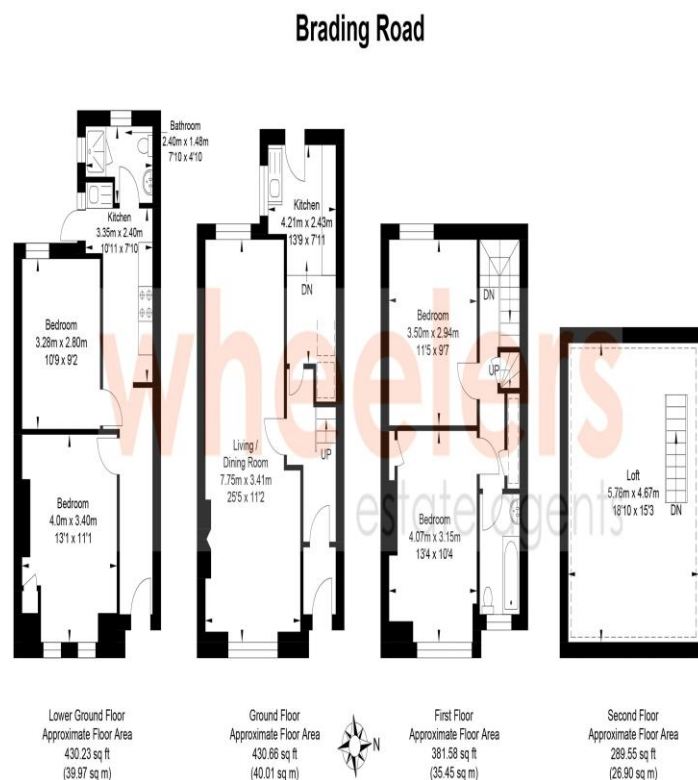
Fully tiled walls, wc, hand basin, enclosed shower cubicle, heated towel radiator, opaque upvc double glazed window to the rear.

Rear Garden 27' 9" x 14' 5" (8.45m x 4.39m)

West facing garden enclosed by walled boundaries.

Tenure; Freehold

Council Tax; Currently assessed under two council tax bands, both Band A.



Approximate Gross Internal Area = 142.33 sq m / 1532.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

103 Brading Road BRIGHTON BN2 3PE	Energy rating D	Valid until: 1 January 2036
		Certificate number: 6135-2722-9509-0536-7296

Property type	Mid-terrace house
Total floor area	121 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		78 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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