



1a Upper Wellington Road
Brighton, BN2 3AN

£350,000
Freehold

UWS1296

- No Chain
- First Floor Two Double Bedroom Split Level Flat
- Own Street Entrance
- 15' x 15' Sitting Room
- Kitchen
- Patio Garden
- To Be Sold With New 999 Year Lease On Completion
- To Be Sold To Include The Entire Freehold
- Shower Room
- Gas Central Heating

****NO CHAIN. **TWO DOUBLE BEDROOMS. **L-SHAPED PATIO GARDEN. **OWN STREET ENTRANCE.** A fantastic first floor flat with two double bedrooms, spanning approximately 81 square metres/881 square feet, and benefiting from a private L-shaped patio garden. The property is being offered for sale with the freehold of the building in its entirety. Although the flat is currently held on a short lease, the owner will grant a new 999-year lease upon completion. The accommodation is bright and airy throughout and benefits from its own street entrance. A half landing leads to a shower room, while the first floor provides two generous double bedrooms, a well-appointed kitchen and an impressive 15' x 15' sitting room. The current owner also retains the loft space, which will be included within the freehold, offering excellent additional storage. To the side is a private L-shaped patio garden, providing a useful outdoor space. This is a rare and exciting opportunity, particularly given the combination of a new 999-year lease, freehold ownership and loft space. Early viewing is highly recommended. Parking Zone V (waiting list applies). EPC Rating D (60).

Upvc double glazed front door opening into; entrance hallway;

Great size entrance hallway with under stairs storage cupboard, radiator, and stairs leading to the half landing.

Shower Room

Opaque window to the side, hand basin, walk in shower cubicle with electric shower.

First Floor Landing

Doors to both bedrooms, kitchen, and sitting room. Access to loft space.

Separate wc

Opaque window to the side, wc.

Sitting/Dining Room 15' 10" x 15' 10" (4.83m x 4.82m)

Two sash windows to the front, two radiators, working fireplace, door into;

Kitchen 13' 11" x 6' 6" (4.24m x 1.97m)

Sash window to the front, range of fitted wall and base units with work surfaces over, inset sink and drainer unit, space and point for cooker, space and point for under counter fridge, space and point for under counter freezer, space and plumbing for washing machine. Wall mounted Worcester combination boiler, good size storage cupboard.

Bedroom 1 10' 11" x 10' 4" (3.34m x 3.16m)

Window to the side, radiator.

Bedroom 2 15' 11" x 7' 9" (4.85m x 2.37m)

Window to the rear, radiator.

L Shaped Patio

Patio garden enclosed by walled and fenced boundaries with built-in storage shed and outside tap.

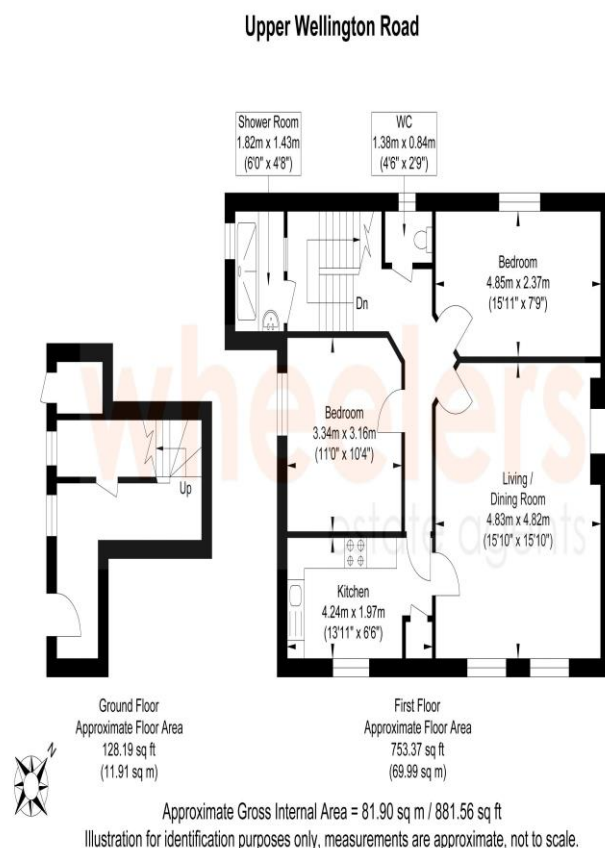
Tenure; Freehold

Council Tax; Band A

Maintenance; Ad hoc

Ground Rent; Nil

To be sold with a new 999 year lease on completion



Energy performance certificate (EPC)

1a Upper Wellington Road BRIGHTON BN2 3AN	Energy rating D	Valid until: 8 July 2036
		Certificate number: 8636-7223-8600-0543-4206

Property type	Top-floor flat
Total floor area	82 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		72 C
55-68	D	60 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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