



4a Franklin Road
Brighton, BN2 3AD

£225,000
Share of Freehold

UWS1287

- Own Street Entrance
- One Double Bedroom
- Sitting Room
- Kitchen
- Bathroom
- Share of Freehold
- Gas Central Heating
- Part Upvc Double Glazing

****SHARE OF FREEHOLD. **PATIO GARDEN. **OWN STREET ENTRANCE.** Situated just off Lewes Road on the tree-lined Franklin Road, this well-presented one double bedroom lower ground floor flat offers its own private entrance and a patio garden to the rear. The spacious accommodation extends to approximately 48 square meters and comprises a front-facing double bedroom with stripped and polished wooden floorboards, a generous sitting room overlooking the rear patio, a fitted kitchen, and a bathroom. The property further benefits from a 50% share of the freehold, jointly held with the upstairs owner-occupied maisonette. The building is well maintained by the current freeholders, and an internal viewing is highly recommended. EPC Rating C (70). Parking Zone V (waiting list may apply).

Own street entrance with front door opening into; reception hallway

Bedroom 12' 2" x 11' 10" (3.72m x 3.60m)

Upc double glazed window to the front, stripped and polished wooden floor boards, radiator, built-in storage cupboard.

Sitting Room 15' 8" x 11' 10" (4.78m x 3.60m)

Sash window overlooking the rear garden, radiator, stripped and polished wooden floor boards.

Kitchen 11' 2" x 7' 3" (3.41m x 2.21m)

Upvc double glazed window to the side overlooking the rear garden, good range of fitted wall and base units with work surfaces over with inset stainless steel sink and drainer unit, inset gas hob, extractor hood over and fitted electric oven. Space and point for upright fridge freezer, space and plumbing for washing machine. Wall mounted combination boiler.

Bathroom

Opaque upvc double glazed window to the side, suite comprising wc, hand basin and bath with electric shower over.

Patio Garden

Patio garden enclosed by walled boundaries, perfect space for patio table and chairs.

Tenure; Share of Freehold

105 years remaining to be sold with a new 999 year lease on completion.

Ground Rent; Nil

Maintenance; Ad Hoc

Maintenance is split with the other freeholder. 1/3 to this flat and 2/3 to the maisonette above.

Council Tax; Band A



Energy performance certificate (EPC)

4a Franklin Road BRIGHTON BN2 3AD	Energy rating	Valid until: 11 May 2036
	C	Certificate number: 9295-3062-8205-9216-3204

Property type	Ground-floor flat
Total floor area	49 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	70 C	76 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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