



**11 Bembridge Street**  
Brighton, BN2 3LN

**£329,950**  
Share of Freehold

UWS1293

- Share of Freehold
- No Chain
- South Facing L Shaped Patio Garden
- Own Street Entrance
- Upvc Double Glazing
- Gas Central Heating
- Viewing Essential
- Open Plan Sitting Room/Kitchen
- Two Double Bedrooms
- Shower Room

**\*\*NO CHAIN. \*\*SHARE OF FREEHOLD. \*\*SOUTH FACING L SHAPED PATIO GARDEN.** An exceptional raised ground floor two-bedroom garden flat, offered for sale with no onward chain and benefiting from a share of the freehold. Beautifully presented throughout, this bright and contemporary home enjoys its own private street entrance leading into a welcoming hallway with generous understairs storage. To the front is a bay-fronted double bedroom featuring a cleverly designed pull-down bed, while a second well-proportioned double bedroom overlooks the attractive rear patio garden. A stylish, contemporary shower room serves both bedrooms. The heart of the home is the open-plan living space, seamlessly combining the sitting room and modern kitchen. Large tri-fold doors flood the room with natural light and open onto an L-shaped south-facing patio garden, measuring approximately 18' x 32' at its longest point—perfect for outdoor dining, entertaining or simply relaxing in the sun. Offering a superb blend of modern style, light-filled accommodation and excellent outdoor space, this outstanding property is ideal for professionals, downsizers or those seeking a home with a seamless indoor-outdoor lifestyle. Parking Zone S (light touch and free at weekends). EPC Rating D (63).

**Composite front door opening into; entrance hallway**

Two great size under stairs storage cupboards, doors to both bedrooms, and shower room, and a step down into;

**Open Plan Sitting/Kitchen Room 22' 0" x 10' 2" (6.70m x 3.10m)**

Two upvc double glazed windows overlooking the side patio, tri-folding doors opening onto the south facing patio. Space for table and chairs and sofas, tiled floor with under floor heating. Fitted kitchen with wood work surfaces over, inset sink and drainer unit, gas hob with extractor hood over, fitted electric oven, fitted microwave, integrated fridge and freezer, integrated dishwasher and washing machine. Cupboard housing Vaillant combination boiler.

**Bedroom 11' 10" x 10' 10" (3.60m x 3.30m)**

Upvc double glazed bay to the front, radiator, fitted storage featuring pull down bed.

**Bedroom 11' 10" x 8' 6" (3.60m x 2.60m)**

Upvc double glazed window to the rear, radiator.

**Shower Room**

Concealed cistern wc, hand basin, walk in shower cubicle, fully tiled walls and floor, opaque upvc double glazed window to the side, heated towel radiator.

**Patio Garden 16' 8" x 32' 1" (5.08m x 9.77m)**

South facing patio garden with seating area, storage unit and outside tap and outside socket.

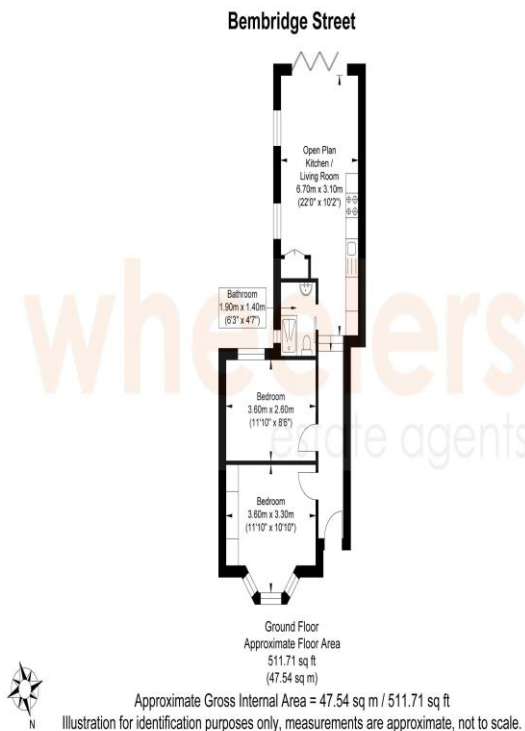
**Tenure; Share of Freehold**

999 year lease from 29 September 2011

**Ground Rent; Nil**

**Maintenance; Ad Hoc**

**Council Tax; Band B**



# Energy performance certificate (EPC)

11 BEMBRIDGE STREET  
BRIGHTON  
BN2 3LN

Energy rating

**D**

Valid until:

20 September 2030

Certificate number:

8230-6021-5000-0139-0222

Property type

Ground-floor flat

Total floor area

55 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.](#)

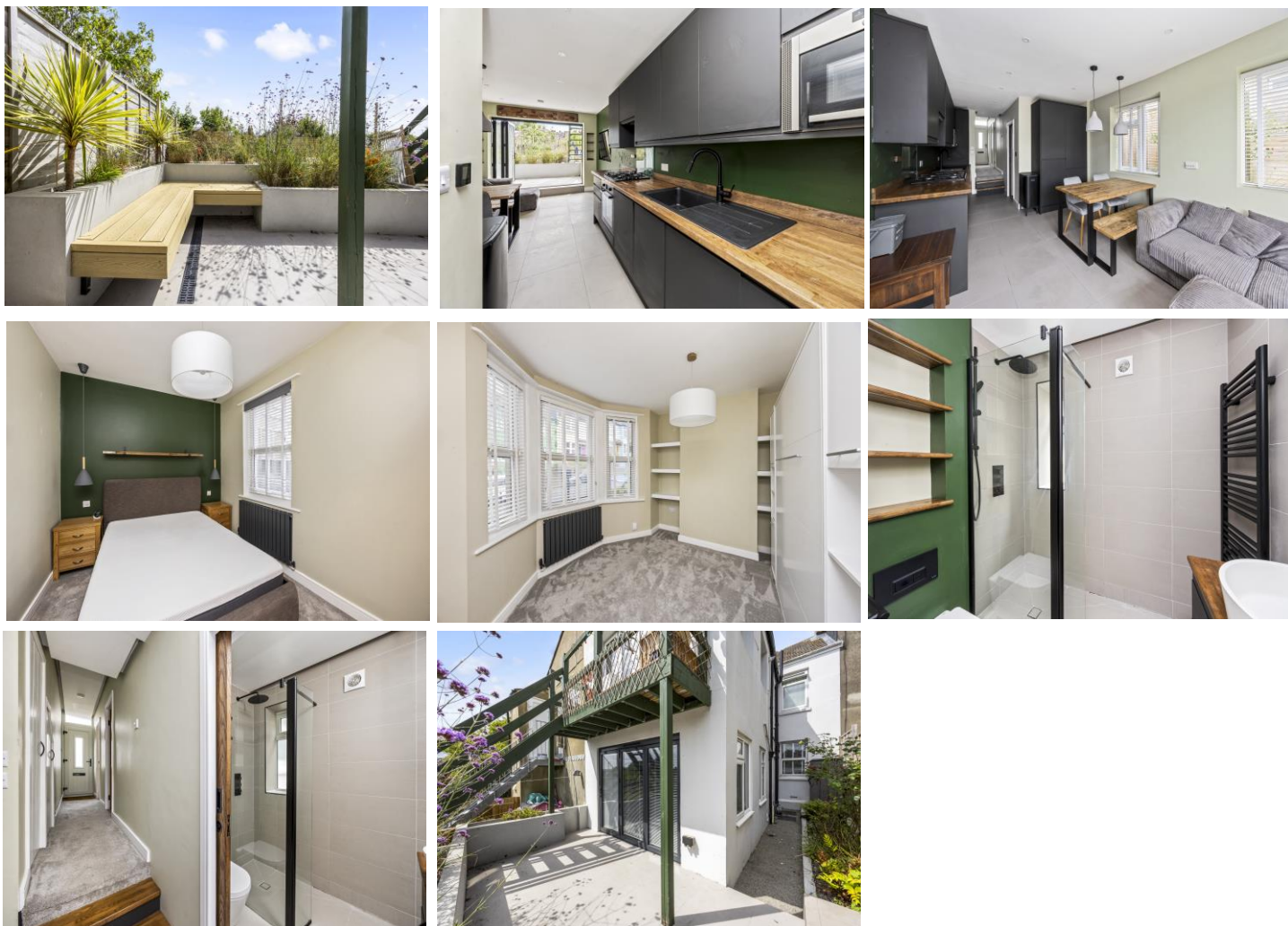
The graph shows this property's current and potential energy rating.

**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		74 C
55-68	D	63 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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