



9 Southdown Mews
Brighton, BN2 0TG

£479,950
Freehold

UWS1262

- **No Chain**
- **Three Bedrooms**
- **Sitting Room**
- **Kitchen and Utility Room**
- **Store Room & Ground Floor wc**
- **132 Square Meters/1,428 Square Feet**
- **Good Size Garden**
- **Two Allocated Parking Spaces**
- **Bathroom & Two Shower Rooms**
- **Gas Central Heating & Double Glazing**

****NO CHAIN. **TWO ALLOCATED PARKING SPACES. **THREE STOREY MEWS HOUSE. **GOOD SIZE REAR GARDEN.** Tucked away in a mews just off Freshfield Road and moments from the vibrant Kemptown seafront, this three-storey family home offers spacious and versatile accommodation, complete with two allocated parking spaces and a generously sized garden. The property is offered for sale with no onward chain. Extending to approximately 132 square meters/1,428 square feet, the layout begins on the ground floor with a modern kitchen, separate utility room with direct access to the rear garden, a large storage cupboard, and a convenient WC. The first floor hosts a sitting room, a family bathroom, and a bedroom. On the top floor, there are two further bedrooms, the master bedroom has an en-suite shower room, as well as an additional shower room on this floor. Epc rating C (71). Parking Zone C (no waiting list). It is worth noting that this property is currently let to four medical students, given its close proximity to the Royal Sussex County Hospital, and they are vacating at the end of April.

Front door opening into; entrance hallway

Stairs rising to the upper floors, doors to the kitchen, utility room, store room and ground floor wc.

Kitchen 15' 7" x 14' 9" (4.76m x 4.49m)

Two double glazed windows to the rear, range of wall and base units with work surfaces over, inset sink and drainer unit, inset gas hob with extractor hood over, fitted electric oven. Space and point for under counter fridge, space and point for fridge freezer, radiator.

Utility Room 13' 11" x 9' 2" (4.23m x 2.79m)

Door to the rear garden, radiator, wall and base units with work surface over with inset sink and drainer unit, space and point for tumble dryer, space and plumbing for washing machine, wall mounted "Ideal" combination boiler.

Ground Floor wc

Low level wc, basin, radiator.

Store Room

Great size storage cupboard.

First Floor Landing

Doors to the sitting room, bedroom and shower room, stairs to the upper floors, radiator.

Sitting Room 22' 10" x 12' 9" (6.95m x 3.88m)

Two double glazed windows to the rear, radiator.

Bedroom 16' 5" x 7' 10" (5.01m x 2.40m)

Double glazed window to the front, radiator.

Bathroom 6' 11" x 5' 3" (2.11m x 1.59m)

White suite comprising bath with shower over, basin, low level wc, radiator.

Second Floor Landing

Doors to both bedrooms and the shower room, radiator.

Bedroom 22' 10" x 13' 7" (6.95m x 4.14m)

Double glazed windows to the rear, built-in wardrobe, door into;

En-Suite Shower Room 6' 2" x 5' 3" (1.88m x 1.61m)

Shower cubicle, wc and hand basin.

Bedroom 16' 8" x 8' 2" (5.09m x 2.48m)

Double glazed window to the front, radiator.

Rear Garden

Great size garden on two levels with patio area, and further garden area above.

Parking;

Two allocated parking spaces.

Tenure; Freehold

Council Tax; Band E

Southdown Mews



Ground Floor	First Floor	Second Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
490.29 sq ft (45.55 sq m)	462.20 sq ft (42.94 sq m)	476.19 sq ft (44.24 sq m)



Approximate Gross Internal Area = 132.73 sq m / 1428.68 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

9 SOUTHDOWN MEWS
BRIGHTON
BN2 0TG

Energy rating

C

Valid until:

4 August 2031

Certificate number:

0370-2035-3080-2609-8871

Property type

Mid-terrace house

Total floor area

116 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 B.

[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		84 B
69-80	C	71 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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