



**Basement Flat 29 Grove Street**  
Brighton, BN2 9NY

**£255,000**  
Share of Freehold

UWS1250

- One Bedroom Garden Flat
- Own Street Entrance
- Approx 23' West Facing Rear Garden
- Sitting Room
- Sought After Hanover Location
- Upvc Double Glazing
- Share of Freehold
- Kitchen
- Shower Room
- Gas Central Heating

**\*\*SHARE OF FREEHOLD\*\* LARGE PRIVATE WEST FACING REAR GARDEN\*\* OWN STREET ENTRANCE\*\***  
 Situated on one of Hanover's wider and desirable streets, this well-proportioned one double bedroom lower ground floor flat benefits from its own private street entrance and a fantastic west-facing rear garden. The accommodation comprises a bright sitting room with direct access to the garden, perfect for entertaining or relaxing in the afternoon sun, a fitted kitchen, a generous double bedroom overlooking the garden, a modern shower room, and ample built-in storage throughout. Further benefits include gas central heating and uPVC double glazing. A superb opportunity for first-time buyers, or anyone seeking a home with valuable outdoor space in a prime Hanover location. Parking Zone V (waiting list may apply). EPC Rating D (68).

**Upvc double glazed front door opening into entrance with stairs down to;**

**Sitting/Dining Room 18' 0" x 9' 8" (5.48m x 2.94m)**

Upvc double glazed window to the front, upvc double glazed window and door overlooking and leading out to the rear garden, radiator, archway to;

**Inner Hallway**

Two large built-in storage cupboards, doors to shower room and bedroom and archway to the kitchen.

**Kitchen 9' 11" x 5' 1" (3.03m x 1.55m)**

Upvc double glazed window overlooking the rear garden, range of fitted base units with work surfaces over, inset sink and drainer unit, space and point for gas cooker, space and plumbing for washing machine.

**Bedroom 10' 9" x 9' 2" (3.28m x 2.80m)**

Upvc double glazed window overlooking the rear garden, radiator.

**Shower Room**

Opaque upvc double glazed window to the front, fully tiled walls and floor, wc, hand basin and shower cubicle, heated towel radiator.

**Rear Garden 25' 2" x 15' 5" (7.66m x 4.70m)**

Enjoying a westerly aspect, raised decked area with raised flower beds along three walls, two fruit trees, all enclosed by walled boundaries.

**Tenure; Share of Freehold 999 years from 29th September 2009**

**Maintenance; £200.00 per annum**

**Ground Rent; Nil**

**Council Tax; Band A**

Grove Street



	Lower Ground Floor	Ground Floor
	Approximate Floor Area	Approximate Floor Area
	453.69 sq ft (42.15 sq m)	33.26 sq ft (3.09 sq m)

Approximate Gross Internal Area = 45.24 sq m / 486.95 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

29b Grove Street BRIGHTON BN2 9NY	Energy rating	Valid until: 11 August 2032
	<b>D</b>	Certificate number: 2070-1618-5020-9201-5205

Property type	Ground-floor flat
Total floor area	44 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		75 C
55-68	D	48 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**

**Wheelers Estate Agents**  
**119 Islingword Road**  
**Hanover**  
**Brighton**  
**BN2 9SG**

**01273-606027**  
**wheelersstateagents.co.uk**  
**info@wheelersstateagents.co.uk**