



**182 Elm Grove**  
Brighton, BN2 3DA

**£405,000**  
Freehold

UWS1265

- **No Chain**
- **Two/Three Bedrooms and One/Two Reception Rooms**
- **Recently Fitted Kitchen (September 2024)**
- **Bathroom**
- **South Facing Patio Garden**
- **Upvc Double Glazing**
- **Gas Central Heating**
- **Excellent Location For Local Schools**

**\*\*NO CHAIN. \*\*TWO/THREE BEDROOMS. \*\*ONE/TWO RECEPTION ROOMS. \*\*SOUTH FACING PATIO GARDEN.** Currently let as an HMO, with the existing tenants vacating on 22 July 2026, this great property is offered for sale with no onward chain. Arranged over two floors, the accommodation comprises a bay-fronted sitting room, a dining room which could also serve as a ground floor bedroom, and a fitted kitchen. Upstairs, there are two double bedrooms and a family bathroom. To the rear, the property benefits from a south-facing patio garden. Further features include gas central heating and uPVC double glazing throughout. EPC Rating C (70). Parking Zone S light touch and free at weekends.

**Front door opening into; entrance hallway;**

Stairs rising to the first floor, radiator, door to the kitchen, door to the sitting room, and door to the dining room.

**Sitting Room 13' 7" x 10' 11" (4.15m x 3.32m)**

Upvc double glazed bay window to the front, radiator.

**Dining Room/Ground Floor bedroom 11' 7" x 8' 9" (3.53m x 2.67m)**

Upvc double glazed window to the rear, radiator.

**Kitchen 12' 7" x 8' 0" (3.83m x 2.43m)**

Upvc double glazed window to the side and rear, upvc double glazed door to the garden. 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 fridge freezer, space and plumbing for washing machine, radiator. Cupboard housing combination boiler.

**First Floor Landing**

Access to loft, doors to bedrooms and bathroom.

**Bedroom 14' 6" x 13' 9" (4.42m x 4.19m)**

Upvc double glazed bay window to the front, radiator.

**Bedroom 11' 4" x 8' 10" (3.45m x 2.69m)**

Upvc double glazed window to the rear, radiator.

**Bathroom 8' 9" x 7' 10" (2.66m x 2.39m)**

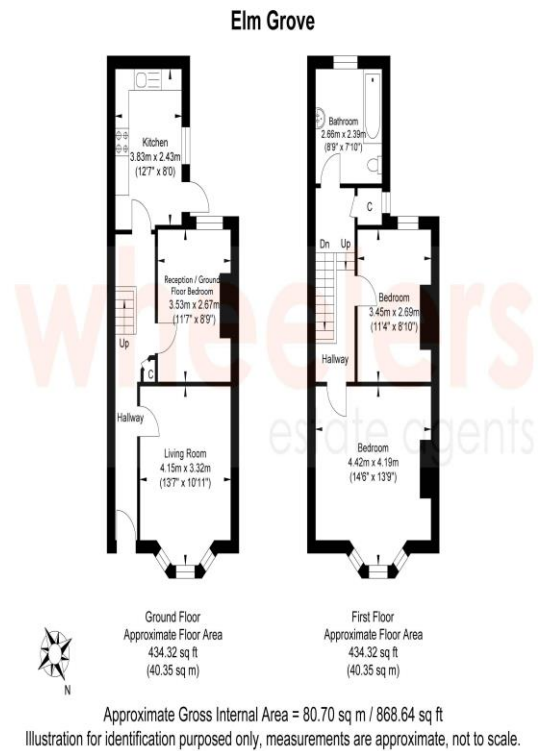
Opaque upvc double glazed window to the rear. Suite comprising bath with shower over, wc and hand basin, radiator.

**Garden**

South facing patio garden enclosed by walled boundaries.

**Tenure; Freehold**

**Council Tax; Band C**



182, Elm Grove, BRIGHTON, BN2 3DA

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 25 July 2019  
**Date of certificate:** 25 July 2019

**Reference number:** 2758-6024-6243-6671-8950  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 83 m<sup>2</sup>

## Use this document to:

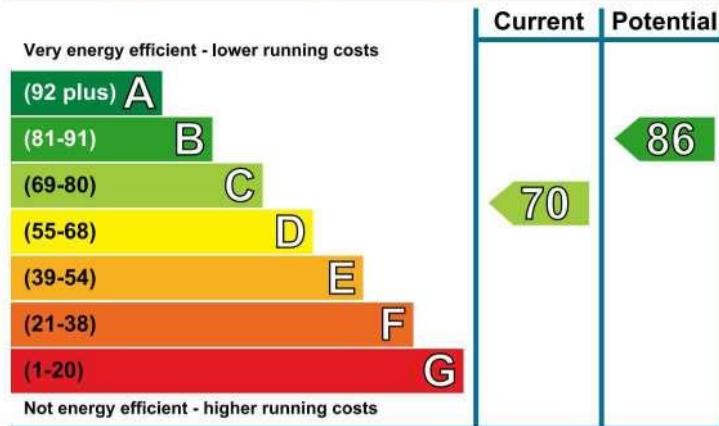
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,007</b>
<b>Over 3 years you could save</b>	<b>£ 405</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 1,524 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 297 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,007</b>	<b>£ 1,602</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 207
2 Floor insulation (suspended floor)	£800 - £1,200	£ 99
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



**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**