



**11a Pelham Square**  
Brighton, BN1 4ET

**£235,000**  
Share of Freehold

UWS1261

- **No Chain**
- **Share of Freehold**
- **One Bedroom Patio Flat**
- **Open Plan Sitting Room/Kitchen**
- **Private South Facing Patio**
- **Central Location**
- **Ideal First Time Purchase**
- **Bedroom**
- **Shower Room**
- **Gas Central Heating**

**\*\*NO CHAIN. \*\*ONE BEDROOM PATIO FLAT. \*\*SHARE OF FREEHOLD. \*\*OWN STREET ENTRANCE.** Located in the highly sought-after North Laine area of central Brighton, this well-presented one-bedroom lower ground floor flat is ideally positioned within walking distance of Brighton Station, the seafront, and the city centre. The property benefits from its own private street entrance and comprises a bay-fronted double bedroom, a bright open-plan living/kitchen space with direct access to a private south-facing patio, and a shower room. Further benefits include gas central heating and partial uPVC double glazing. An excellent opportunity for first-time buyers, or those seeking a centrally located second home by the sea. EPC Rating C (71). Parking Zone Y (waiting list applies).

**Front door opening into; Entrance Hallway**

**Bedroom 12' 0" x 11' 2" (3.67m x 3.41m)**  
Bay window to the front, radiator.

**Open Plan Kitchen/Sitting Room 14' 3" x 12' 4" (4.35m x 3.76m)**

Upvc double glazed French doors opening onto the rear patio, period style radiator. Kitchen area; fitted cupboards with work surfaces over, sink unit, inset ceramic hob with extractor over, space and point for fridge/freezer, integrated washing machine.

**Shower Room**

Enclosed shower cubicle, low level wc, vanity unit with hand basin, vertical radiator, glazed window to the side. Upvc double glazed door also giving access to the garden.

**Patio**

Enclosed patio garden enjoying a southerly aspect.

**Share of Freehold; 999 years from 2004**

**Maintenance; Ad Hoc and split 25% and 75% with the upper maisonette (upper maisonette share is 75%)**

**Ground Rent; Nil**

**Council Tax; Band A**

**Pelham Square**



Lower Ground Floor  
Approximate Floor Area  
373.40 sq ft  
(34.69 sq m)

Approximate Gross Internal Area = 34.69 sq m / 373.40 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

11a, Pelham Square BRIGHTON BN1 4ET	Energy rating	Valid until: 16 September 2028
	<b>C</b>	Certificate number: 8058-6321-4010-6663-2992

Property type	Ground-floor flat
Total floor area	36 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	71 C	77 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**

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

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