



**Basement Flat, 24 Campbell Road**  
Brighton, BN1 4QD

**£260,000**  
Share of Freehold

UWS1253

- Charming One Double Bedroom Flat
- Own Street Entrance
- Front & Rear Patio Gardens
- Kitchen
- Extremely Well Presented
- Gas Central Heating
- Central Location
- Share of Freehold
- Sitting Room
- Shower Room

**\*\*ONE DOUBLE BEDROOM FLAT\*\* FRONT AND REAR PATIO GARDENS\*\* SHARE OF FREEHOLD\*\* OWN STREET ENTRANCE\*\*** Extremely well-presented and charming throughout and benefiting its own street entrance, offering a rare sense of privacy and independence. Well-proportioned and light accommodation comprises a welcoming sitting room to the front, a double bedroom overlooking the rear patio garden, a fitted kitchen with ample storage units, and a modern shower room. The front patio provides space for plants and seating, while the rear patio garden offers a private outdoor retreat and enjoys a south westerly aspect. Further benefits include gas central heating, some uPVC double glazing, and a share of the freehold. Centrally located within easy reach of a wide range of shops, cafés and restaurants, as well as excellent transport links including access to Brighton station (approx. 7 minute walk), North Laine, London Road shops, and Preston Park are all also within a short walk. This property would make an ideal purchase for a first-time buyer or those looking to downsize. EPC Rating D (65). Parking Zone J (currently no waiting list).

**Lower Patio**

Patio area with steps to the street level, storage cupboard, upvc double glazed door opening into the;

**Entrance Hallway**

Tiled floor, radiator, doors to the sitting room and bedroom and kitchen.

**Sitting Room 11' 5" x 10' 9" (3.49m x 3.27m)**

Window to the front, radiator, tiled floor.

**Bedroom 11' 3" x 9' 10" (3.44m x 2.99m)**

Upvc double glazed window overlooking the rear garden, radiator.

**Kitchen 13' 2" x 7' 3" (4.02m x 2.22m)**

Tiled floor, radiator, range of fitted wall and base units with work surfaces over. Inset stainless steel sink and drainer unit, gas hob with extractor hood over, fitted electric oven, space and plumbing for washing machine. Wall mounted Worcester boiler. Opaque glazed back door opening out to the rear garden.

**Shower Room 7' 3" x 5' 9" (2.22m x 1.75m)**

Opaque upvc double glazed window to the side, wc, hand basin and fully tiled shower cubicle.

**Garden 19' 0" x 14' 6" (5.80m x 4.41m)**

L shaped garden with good size storage unit, patio area and raised flower beds, enjoying a south westerly aspect.

**Tenure; Share of Freehold 999 years from 25<sup>th</sup> December 2016**

**Maintenance; Ad hoc basis with one other flat but is responsible for 1/3 of costs for 50% of freehold**

**Ground Rent; Nil**

**Council Tax; Band A**

**Campbell Road**



Lower Ground Floor  
Approximate Floor Area  
785.87 sq ft  
(40.09 sq m)

Approximate Gross Internal Area = 40.09 sq m / 431.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

Basement Flat 24, Campbell Road BRIGHTON BN1 4QD	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <span style="float: right;">23 November 2026</span>
		Certificate number: <span style="float: right;">8298-6742-3829-7227-0963</span>

Property type	Basement flat
Total floor area	39 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		76 C
55-68	D	65 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**