



103A Southover Street
Brighton, BN2 9UD

£299,950
Share of Freehold

UWS1257

- No Chain
- Two Double Bedroom
- Maisonette
- Sitting/Dining Room
- Kitchen
- Courtyard Garden
- Share of Freehold
- Sought After Handover
- Own Street Entrance
- Gas Central Heating
- Some Upvc Double Glazing

****NO CHAIN* TWO DOUBLE BEDROOMS** COURTYARD GARDEN** SHARE OF FREEHOLD**** A well-presented two-bedroom ground and lower ground floor maisonette, ideally located in the highly sought-after Hanover area, offered with a share of the freehold and no onward chain. The property benefits from its own private street entrance leading into a spacious open-plan living area on the ground floor, incorporating a comfortable sitting room, dining space, and a well-arranged kitchen—creating an ideal setting for both everyday living and entertaining. From the kitchen, there is direct access to a private courtyard, providing a pleasant outdoor space in the City. On the lower ground floor, the accommodation comprises two double bedrooms and a bathroom. Further benefits include gas central heating and partial uPVC double glazing. This attractive home would make an excellent first-time purchase in a prime location within easy reach of local amenities and transport links. EPC Rating C (70). Parking Zone V (waiting list applies).

Upvc double glazed door opening into;

Sitting Room 10' 11" x 10' 2" (3.34m x 3.11m)
Upvc double glazed window to the front, radiator.

Dining Area 10' 11" x 9' 10" (3.34m x 3.00m)
Glazed window to the rear, radiator, inner hallway with storage cupboard.

Kitchen 9' 6" x 8' 2" (2.91m x 2.48m)
Glazed window and door to the rear courtyard, range of units, space and point for cooker, space and point for fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Cupboard housing Worcester combination boiler, radiator.

Stairs lead to the lower level

Bedroom 15' 8" x 9' 6" (4.78m x 2.90m)
Upvc double glazed window to the front, radiator, built-in storage cupboard.

Bedroom 8' 11" x 7' 9" (2.73m x 2.37m)
Upvc double glazed window to the rear, radiator.

Bathroom
Suite comprising wc, hand basin and bath with shower over, heated towel radiator.

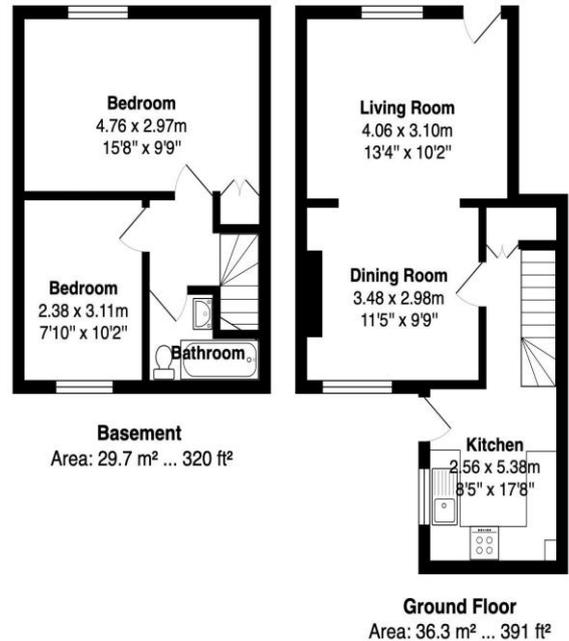
Courtyard 9' 5" x 6' 8" (2.87m x 2.03m)
Patio garden enclosed by walled boundaries.

Tenure; Share of Freehold with 167 years remaining

Maintenance; Ad Hoc

Ground Rent; Nil

Council Tax; Band B



Total Area: 66.0 m² ... 711 ft²

All measurements are approximate and for display purposes only.

Energy performance certificate (EPC)

103a Southover Street BRIGHTON BN2 9UD	Energy rating	Valid until: 23 February 2036
	C	Certificate number: 9118-3059-7202-0226-4200

Property type	Ground-floor maisonette
Total floor area	66 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	70 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**

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