wheelers
estate agents









5 Ladysmith Road
Brighton, BN2 4EJ

£239,950
Leasehold

UWS1318

- **Ground Floor Flat**
- **24' x 16' Patio Garden**
- **Sitting Room**
- **Kitchen/Breakfast Room**
- **Bedroom**
- **Gas Central Heating**
- **Upvc Double Glazing**
- **Modern Bathroom**
- **Exposed Floorboards**

**GOOD SIZE PATIO GARDEN. **ONE DOUBLE BEDROOM GROUND FLOOR FLAT. A well-presented one double bedroom ground floor flat, boasting a particularly generous patio garden measuring approximately 24'5 x 16'11. Ideally situated on the corner of Ladysmith Road and Mafeking Road, within easy reach of Lewes Road and its excellent range of local amenities and transport links. The well-proportioned accommodation comprises a double bedroom with exposed wooden floorboards, a bright sitting room overlooking the rear garden, also featuring exposed floorboards, a spacious kitchen with ample room for a dining table and chairs, and a modern bathroom. A real highlight of the property is the patio garden, providing excellent outdoor space. Further benefits include gas central heating and uPVC double glazing. Parking Zone U (no waiting list and light touch, free at weekends). EPC Rating C (74).

Front door opening into entrance hallway
Exposed floor boards, storage cupboard with ample space for coats and shoes.

Sitting Room *11' 11" x 11' 3" (3.63m x 3.43m)*
Exposed floor boards, radiator, upvc double glazed window to the rear, feature fireplace.

Kitchen/Breakfast Room *12' 0" x 11' 9" (3.65m x 3.59m)*
Upvc double glazed window to the rear, exposed floor boards, storage cupboard, range of fitted kitchen units with work surfaces over, space and plumbing for washing machine, space and point for slim-line dishwasher. Inset gas hob with extractor hood over, fitted electric oven, wall mounted combination boiler, larder with space and point for fridge freezer.

Bedroom *12' 3" x 11' 3" (3.73m x 3.43m)*
Upvc double glazed bay window to the front, radiator, exposed floor boards.

Bathroom *6' 2" x 6' 11" (1.87m x 2.11m)*
Two opaque upvc double glazed windows to the side and rear, radiator, wc, hand basin and bath with shower over, tiled floor.

Inner Hallway
Tiled floor, radiator, upvc double glazed door opening onto;

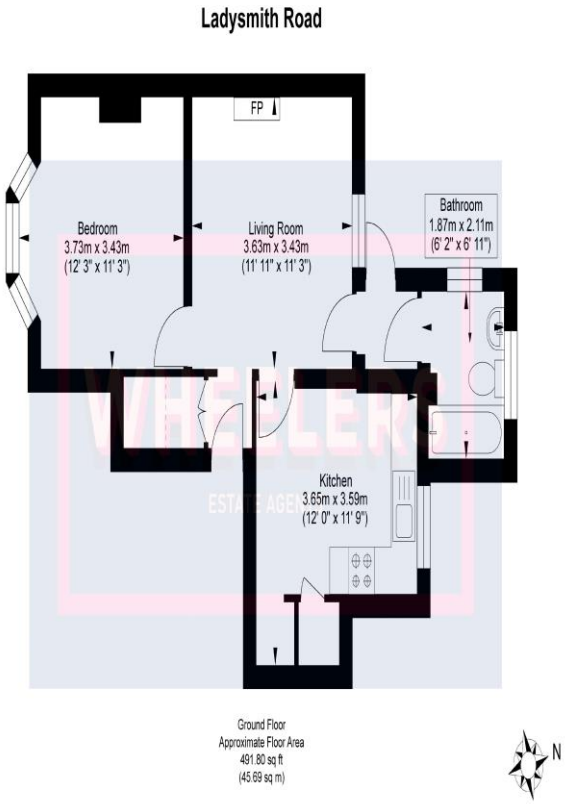
Patio Garden *24' 5" x 16' 11" (7.44m x 5.15m)*
Enclosed by fenced boundaries, storage unit to the side of the garden.

Tenure; Leasehold 101 years remaining

Maintenance; £530.25 6 monthly

Ground Rent; £37.50 per annum

Council Tax; Band A



Approximate Gross Internal Area = 45.69 sq m / 491.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

5 Ladysmith Road BRIGHTON BN2 4EJ	Energy rating **C**	Valid until:	**1 November 2036**
		Certificate number:	**0524-3968-5209-4326-0200**

Property type	Ground-floor flat
Total floor area	51 square metres

Rules on letting this property

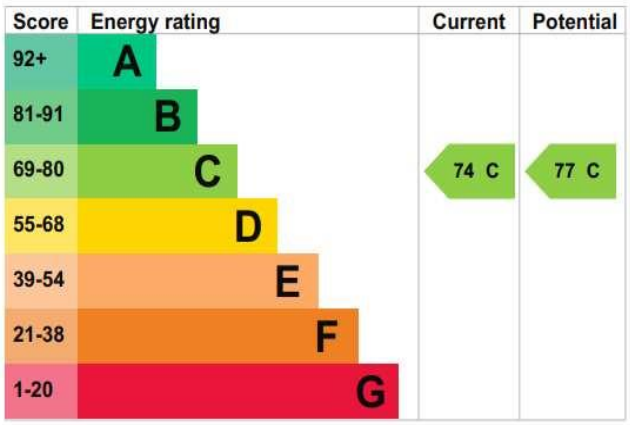
Properties can be let if they have an energy rating from A to E.

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).

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









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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