



**18 Ewart Street**  
Brighton, BN2 9UQ

**£250,000**  
Share of Freehold

UWS1260

- **No Chain**
- **One Bedroom Ground Floor Flat**
- **Modern Fitted Kitchen With Appliances**
- **Stylish Bathroom**
- **21' Decked Rear Garden**
- **Own Street Entrance**
- **Share of Freehold**
- **Sitting Room**
- **Upvc Double Glazing**
- **Gas Central Heating**

**\*\*NO CHAIN \*\*21' REAR GARDEN. \*\* SHARE OF FREEHOLD \*\*ONE DOUBLE BEDROOM FLAT.** A well-presented one-bedroom ground floor flat with its own private street entrance and a 50% share of the freehold with one other owner-occupier, ideally located in the highly sought-after Hanover area. The property has undergone extensive refurbishment, making it an ideal first-time purchase and ready to move into. The accommodation occupies the entire ground floor and comprises an entrance hallway, double bedroom, spacious sitting room with double-glazed sliding doors leading to the rear garden, a modern fitted kitchen, and a contemporary bathroom. Additional benefits include gas central heating and uPVC double glazing throughout. To the rear of the property is a 21ft decked garden, providing a fantastic outdoor space, perfect for relaxing or entertaining. EPC Rating C (69). Parking Zone V (waiting list applies).

**Bedroom 11' 0" x 10' 2" (3.35m x 3.10m)**

Upvc double glazed window to the front, radiator.

**Sitting/Dining Room 17' 1" x 11' 0" (5.21m x 3.36m)**

Upvc double glazed sliding doors to the rear garden, radiator, small under stairs storage cupboard.

**Kitchen 7' 11" x 7' 0" (2.42m x 2.14m)**

Upvc double glazed window to the side, modern range of wall and base units with work surfaces over, inset sink and drainer unit, inset ceramic hob with extractor hood over, fitted electric oven, fridge freezer, integrated washing machine and integrated dishwasher all included, tiled floor.

**Inner Hallway**

Cupboard housing Vaillant combination boiler, upvc double glazed door to the rear garden, door into;

**Bathroom**

Opaque upvc double glazed window to the rear, heated towel radiator, suite comprising low level wc, pedestal hand basin, bath with shower over, tiled floor.

**Rear Garden 21' 6" x 8' 5" (6.55m x 2.56m)**

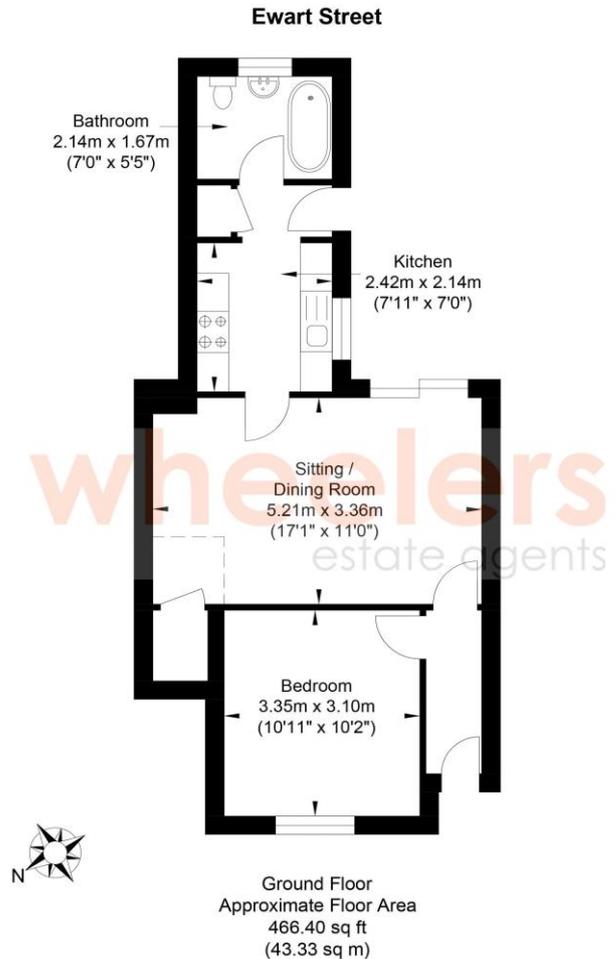
Decked rear garden enclosed by walled boundaries, outside tap and outside light.

**Tenure; Share of Freehold  
999 years from January 2025**

**Maintenance; Ad Hoc**

**Ground Rent; Nil**

**Council Tax; Band A**



Approximate Gross Internal Area = 43.33 sq m / 466.40 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

18 Ewart Street BRIGHTON BN2 9UQ	Energy rating	Valid until: 21 April 2033
	<b>C</b>	Certificate number: 0310-2049-0240-2127-2651

Property type	Ground-floor flat
Total floor area	43 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	75 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**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](http://wheelersstateagents.co.uk)  
[info@wheelersstateagents.co.uk](mailto:info@wheelersstateagents.co.uk)