



1 St Johns Mews Bristol Road
Brighton, BN2 1BD

£379,950
Freehold

UWS1240

- Two Bedroom House
- Gated Mews Situated Off Kemptown Seafront
- Allocated Parking Space
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- No Chain
- Sitting Room
- Kitchen

****NO CHAIN. **TWO BEDROOM MEWS HOUSE** ALLOCATED PARKING SPACE**.** Situated just one road back from the sought-after Kemptown seafront, this attractive two-bedroom mews house forms part of an exclusive gated development of only nine properties. The accommodation is arranged over two floors. The ground floor comprises a comfortable sitting room and a well-appointed kitchen, while the first floor offers two double bedrooms and a family bathroom. Further benefits include an allocated parking space and the advantage of no onward chain, making this an ideal purchase for both owner-occupiers or a perfect lock up and leave by the sea. Epc Rating D (58).

Front door opening into; entrance vestibule with further door opening into;

Sitting Room 14' 5" x 13' 9" (4.40m x 4.20m)

Sash window with fitted secondary glazing to the front, radiator, stairs to the first floor.

Kitchen 13' 9" x 5' 7" (4.20m x 1.70m)

Double aspect with windows to the front and side. Good range of fitted kitchen units with inset sink and drainer unit, inset induction hob with extractor hood over. Fitted electric oven, space and plumbing for washing machine, space and point for fridge freezer. Radiator.

First Floor Landing

Doors to both bedrooms and the bathroom

Bedroom 11' 2" x 10' 6" (3.40m x 3.20m)

Two sash windows to the front, radiator, built-in storage cupboard housing Alpha combination boiler.

Bedroom 8' 10" x 7' 10" (2.70m x 2.40m)

Sash window to the front, radiator.

Bathroom

Opaque sash window to the side, white suite comprising bath with shower over, wc, hand basin, radiator.

Tenure; Freehold

Parking; Allocated Parking Space

Council Tax; Band D

Charges;

Residents pay £350.00 a year to the up keep of the parking area, intercom systems and electronic gates.

Bristol Road



Approximate Gross Internal Area = 52.08 sq m / 560.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

1, St. Johns Mews Bristol Road BRIGHTON BN2 1BD	Energy rating	Valid until: 8 February 2029
	D	Certificate number: 8803-8715-2029-6306-9213

Property type end-terrace house

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B.

[See how to improve this property's energy efficiency.](#)

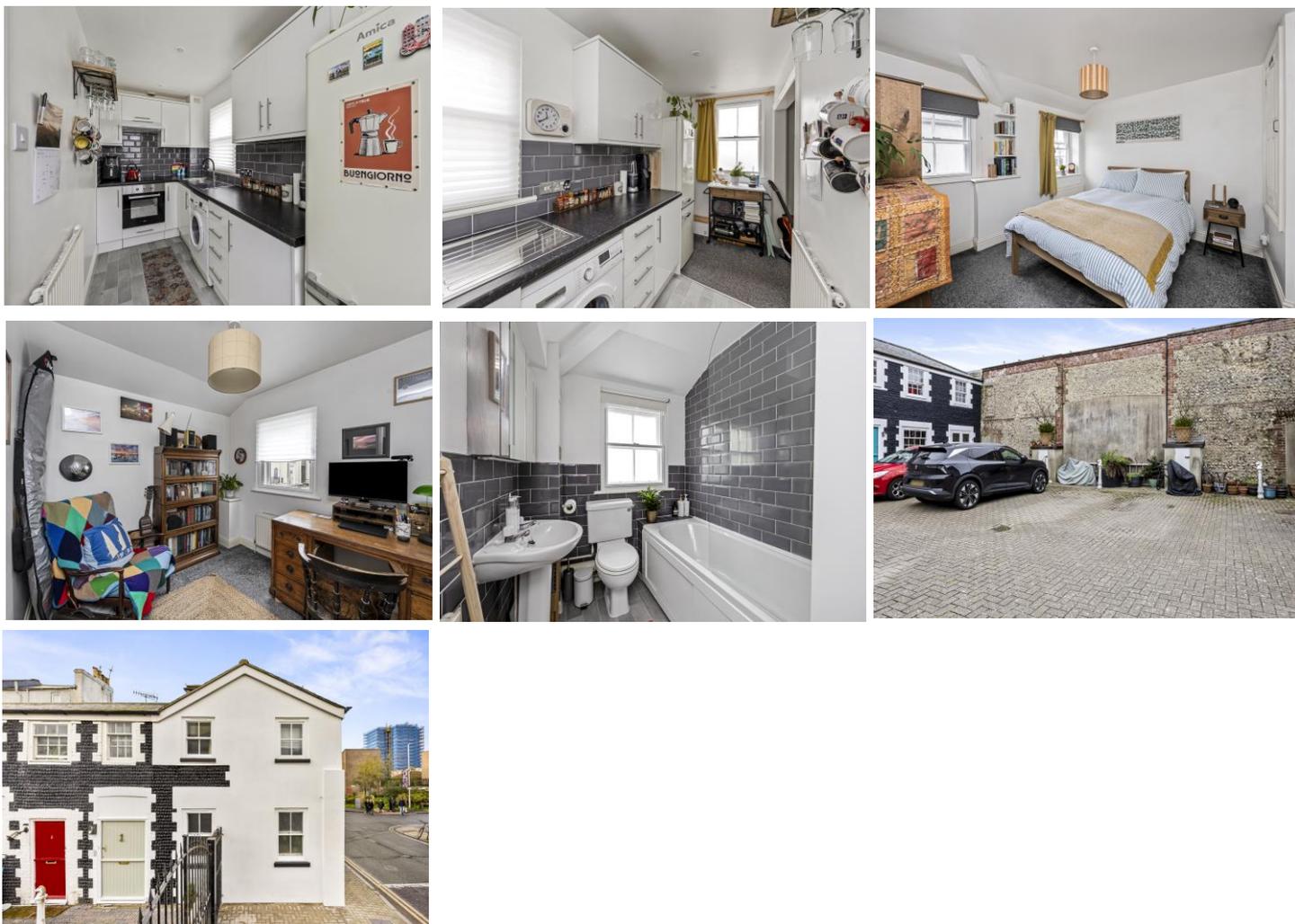
The graph shows this property's current and potential energy rating.

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		86 B
69-80	C		
55-68	D	58 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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