

# wheelers

estate agents



**11 Hastings Road**  
Brighton, BN2 3AF

**£325,000**  
Freehold

UWS1263

- Three Bedroom Terrace House
- No Chain
- Sitting Room
- Kitchen
- In Need Of Complete Modernisation
- Bathroom
- Two Patio Gardens
- Some Double Glazing

**\*\*IN NEED OF COMPLETE MODERNISATION. \*\*NO CHAIN. \*\*THREE BEDROOM TERRACE HOUSE.** A three-bedroom terraced house requiring complete refurbishment throughout, offering an excellent opportunity for buyers seeking a project and the chance to create a home to their own specification. Offered for sale with no onward chain. The accommodation extends to approximately 78 square metres (840 square feet) and is arranged over two floors. The ground floor comprises a sitting room, kitchen and bathroom, with access to the patio garden. A half landing provides access to the third bedroom and a further upper patio area, while the first floor offers two well-proportioned double bedrooms. The property provides considerable scope for modernisation and improvement and is ideally situated just off Lewes Road, offering convenient access to Brighton city centre, the A27 and A23, making it well placed for commuters and those looking to enjoy the city and surrounding areas. Parking Zone V (waiting list applies). EPC Rating E (53).

**Upvc double glazed front door opening into; sitting room 16' 11" x 14' 8" (5.15m x 4.47m)**

Upvc double glazed bay window to the front, stairs to the upper floor.

**Kitchen 14' 9" x 7' 7" (4.49m x 2.32m)**

Upvc double glazed window to the rear. Door into the bathroom.

**Bathroom 10' 7" x 7' 3" (3.23m x 2.21m)**

Upvc double glazed window to the side, door to the lower patio garden.

**Half landing**

Door to bedroom three, and stairs to the first floor landing.

**Bedroom Three 10' 7" x 7' 3" (3.23m x 2.22m)**

Window to the side, door to patio.

**Bedroom Two 11' 2" x 9' 3" (3.41m x 2.82m)**

Upvc double glazed window to the rear.

**Bedroom One 14' 10" x 11' 9" (4.52m x 3.58m)**

Two upvc double glazed windows to the front.

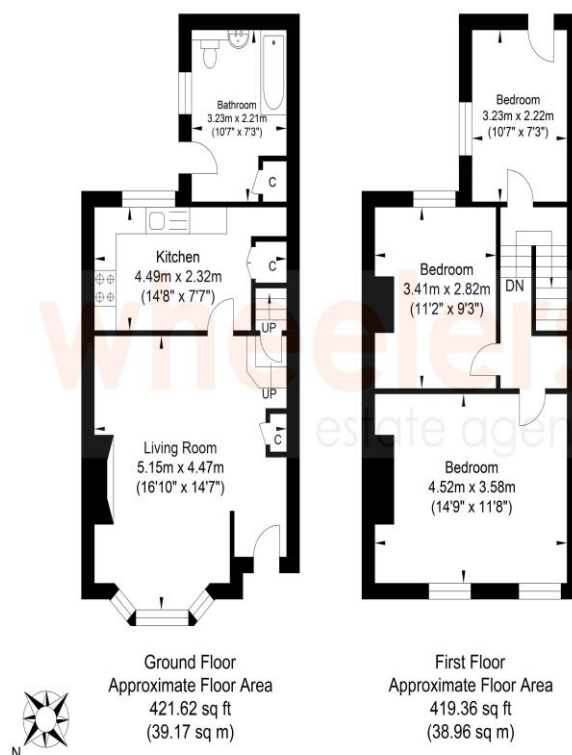
**Patio Garden**

Patio garden accessed via the ground floor bathroom, further patio garden accessed via bedroom three.

**Council Tax; Band B**

**Tenure; Freehold**

## Hastings Road



# Energy performance certificate (EPC)

|                                         |                           |                     |                          |
|-----------------------------------------|---------------------------|---------------------|--------------------------|
| 11 Hastings Road<br>BRIGHTON<br>BN2 3AF | Energy rating<br><b>E</b> | Valid until:        | 14 April 2036            |
|                                         |                           | Certificate number: | 9659-3061-3204-0196-1204 |

Property type

Mid-terrace house

Total floor area

78 square metres

## Rules on letting this property

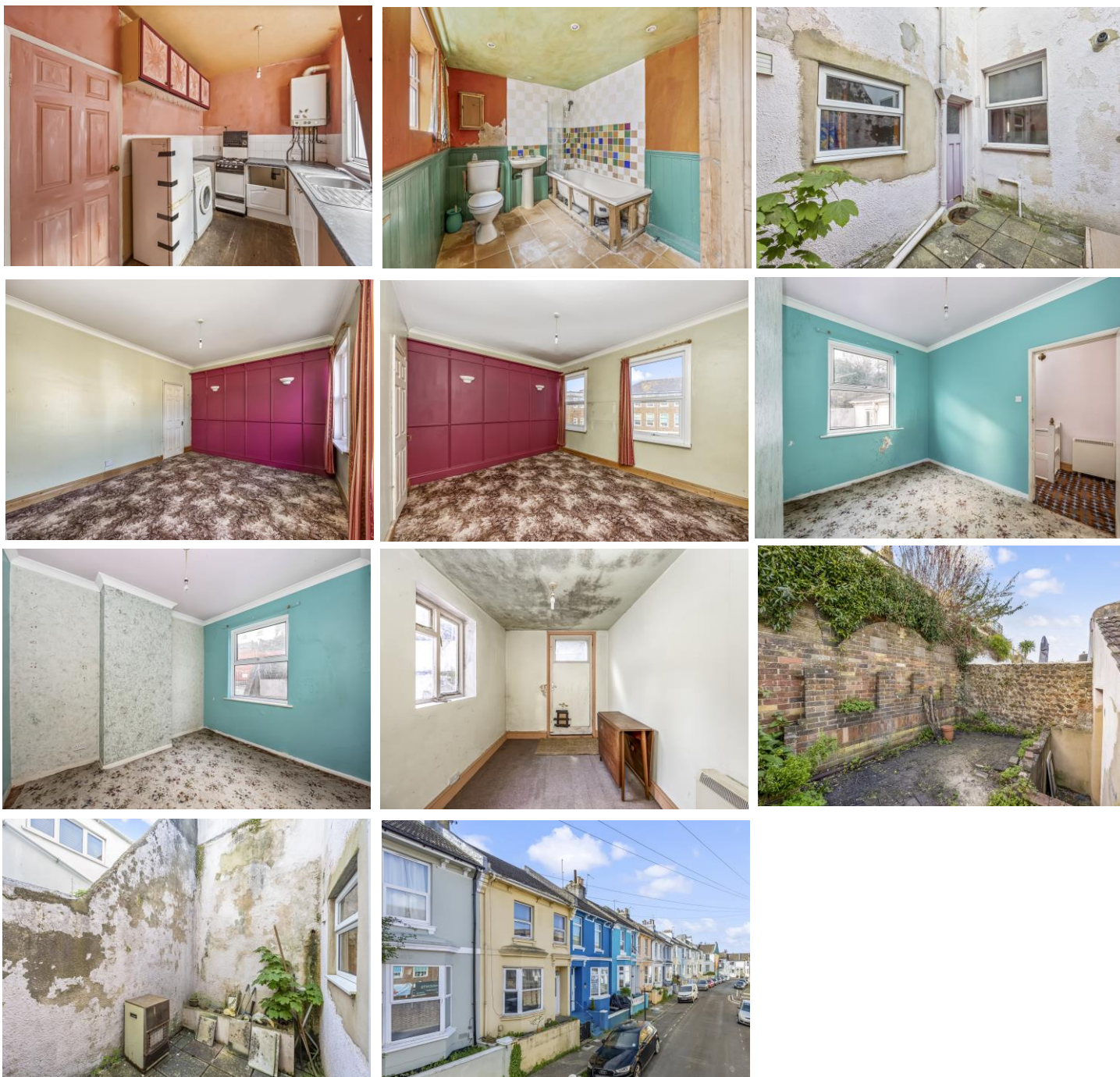
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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



**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**  
**wheelersestateagents.co.uk**  
**info@wheelersestateagents.co.uk**