



Flat 3, 25 Upper Rock Gardens
Brighton, BN2 1QE

£195,000
Share of Freehold

UWS1275

- No Chain
- One Double Bedroom First Floor Flat
- Open Plan Sitting Room/Kitchen
- Double Bedroom
- Bathroom
- Share of Freehold
- Close To Kempdown Seafront

****NO CHAIN. **ONE BEDROOM FIRST FLOOR FLAT. **SHARE OF FREEHOLD.** Situated on Upper Rock Gardens, just moments from Kemptown seafront and the vibrant mix of shops, cafés and restaurants the area is renowned for, this bright first-floor flat is also conveniently located within easy reach of Brighton Station. The accommodation comprises a spacious open-plan sitting room/kitchen, a bathroom, and a double bedroom positioned quietly to the rear of the property. Further benefits include a share of freehold. An ideal first-time purchase, pied-à-terre or investment opportunity in one of Brighton's most sought-after locations. EPC Rating D (57). Parking Zone C (no waiting list).

Entrance Hall

Doors to the bedroom, bathroom and into;

Open Plan Sitting Room/Kitchen 16' 11" x 13' 10" (5.16m x 4.21m)

Bright and airy room with two floor to ceiling windows, storage radiator. Kitchen area with range of cupboards and drawers with wood work surface over, sink unit, inset ceramic hob with extractor hood over, fitted electric oven, space and point for fridge freezer.

Bedroom 10' 11" x 8' 11" (3.32m x 2.71m)

Sash window to the rear, storage radiator.

Bathroom

Suite comprising bath with shower over, hand basin, and wc.

Tenure; Share Of Freehold 987 Years Remaining

Ground Rent; Nil

Maintenance; £2,000 per annum

Council Tax; Band A

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property is related to an employee of Wheelers Estate Agents.



Energy performance certificate (EPC)

First Floor Flat 25 Upper Rock Gardens BRIGHTON BN2 1QE	Energy rating	Valid until: 10 December 2028
	D	Certificate number: 8978-6222-7589-3769-2996

Property type	Mid-floor flat
Total floor area	36 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 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		80 C
55-68	D	57 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**

Wheelers Estate Agents
119 Islingword Road
Hanover
Brighton
BN2 9SG

01273-606027
wheelersstateagents.co.uk
info@wheelersstateagents.co.uk