



**201 Freshfield Road**  
Brighton, BN2 9YE

**£625,000**  
Freehold

UWS1145

- A large 3 bedroom family home close to St Luke's School
- Large through Lounge / Dining Room with attractive feature fireplace
- Large Kitchen / Breakfast room with door to rear patio
- 3 Good sized bedrooms
- Upstairs bathroom with white suite
- Handy loft space with velux windows & views down to the sea
- West facing decked patio garden
- Gas heating with combi boiler
- Double Glazing
- Some lovely original features
- Viewing is highly recommended

This is an excellent red brick, Edwardian family home, located on the favoured West side, very close to the 'Ofsted' outstanding rated, St Luke's primary school. Set back off the road, with a front garden and path leading to the front door. An impressive bright and light through lounge/diner with a beautiful square bay to the front. Family kitchen/breakfast room to the rear, with access to the sun trap of a garden. On the first floor is the main bedroom, spanning the whole width of the house, with access out to a decorative balcony. 2 further bedrooms on this floor, with one a double to the rear and a further bedroom behind the main bedroom, currently used as an office. This bedroom/office also has fixed stairs that lead up to the loft space. (Please note the loft space does not count as an extra bedroom, it is a very useful space that has power, 2 Velux window, carpeted, heating and eaves storage) A modern family bathroom is also located on the first floor, next to bedroom 3. The garden faces a Westerly direction and due to its position, it is a real suntrap. Fantastic views front and back and well worth viewing. (116 sq m internally. EPC rating 69 - C)

#### Front garden with gate and pathway leading to part glazed entrance door.

Outside gas meter.

#### Entrance Hallway

Radiator, original ceiling coving and corbels, dado rail, stairs to first floor, under-stairs storage cupboard, wood flooring, telephone point and door to.

#### Lounge 13' 1" x 11' 9" (3.98m x 3.58m)

Radiator with fitted tempered decorative glass panel, attractive feature fireplace with tiled inserts and mantelpiece above, original half height cupboards with shelving above to chimney recesses, picture rail and original ceiling coving, stripped & polished wood floor and double glazed bay window to front aspect.

#### Dining Room 10' 9" x 9' 10" (3.27m x 2.99m)

Radiator with fitted tempered decorative glass panel, picture rail, shelving to chimney recesses, original ceiling coving, stripped & polished wood floor and large double glazed window over looking the rear garden.

#### Kitchen / Breakfast Room 14' 9" x 9' 6" (4.49m x 2.89m)

A range of base cupboards & drawers with wood work-surfaces above, inset 4 ring gas hob with oven below and extractor hood above, radiator, fireplace (blocked), plumbing for washing machine and dishwasher, space for upright fridge/freezer, white ceramic sink with mixer tap, large larder cupboard housing electric meter and fuse box, wall mounted gas fired combination boiler, matching wall mounted cupboards, wood flooring, part tiled walls, large side double glazed window, rear double glazed window and door.

From entrance hallway stairs leading up to:

#### First Floor Landing

Hatch to loft space. Large double cupboard.

#### Bathroom 6' 6" x 6' 6" (1.98m x 1.98m)

White suite of bath with mixer tap and adjustable spray attachment, fitted shower head, glass shower screen, low-level W.C. Wash basin with mixer tap, modern 2 column coloured radiator, mirror fronted medicine cabinet, part tiled walls, cork tiled flooring, borrowed light window, double glazed frosted window and attractive glass bricks to side aspect.

#### Bedroom 3 14' 9" x 9' 6" (4.49m x 2.89m)

Radiator, double fitted mirror fronted wardrobe cupboard, stripped & polished wood floor and double glazed window over looking the rear garden.

#### Bedroom 1 15' 1" x 13' 1" (4.59m x 3.98m)

Radiator, tiled fireplace, picture rail, stripped & polished wood floor and sash double glazed window to front aspect with further side window leading to Juliette balcony.

#### Bedroom 2 10' 9" x 9' 10" (3.27m x 2.99m)

Radiator, fitted cupboard, sash double glazed window over looking the rear garden and stairs leading up to:

#### Loft Space 13' 9" x 13' 1" (4.19m x 3.98m)

Radiator, 2 velux windows, one with views down to the sea and eaves storage cupboards & further cupboard with hanging rail.

#### Outside

#### Side Return 20' 4" x 4' 4" (6.19m x 1.32m)

Mainly decked.

#### Rear Garden 20' 2" x 15' 1" (6.14m x 4.59m)

West facing, decked with rear raised flower bed, outside water tap, outside power and rendered wall boundaries. Council Tax Band C.

## Freshfield Road



Approximate Gross Internal Area = 116.74 sq m / 1256.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

201 Freshfield Road BRIGHTON BN2 9YE	Energy rating <b>C</b>	Valid until: <b>14 March 2034</b>
		Certificate number: <b>0360-2975-2370-2894-2541</b>

Property type	Mid-terrace house
Total floor area	121 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

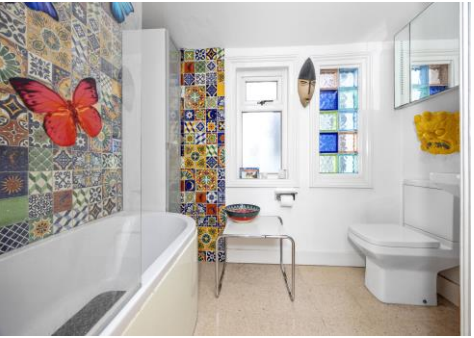
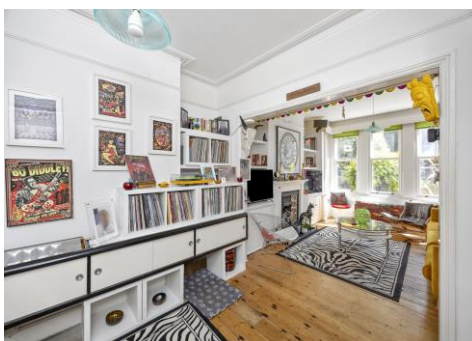
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance









**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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