



Flat 1, 6 Upper Lewes Road
Brighton, BN2 3FJ

£230,000
Share of Freehold

UWS1280

- **No Chain**
- **Beautifully Presented Raised Ground Floor Flat**
- **One Double Bedroom**
- **Bay Fronted Sitting Room**
- **Front & Rear Patio Gardens**
- **Lots of Clever Storage**
- **Share of Freehold**
- **Modern Fitted Kitchen**
- **Stylish Bathroom Suite**
- **Gas Central Heating**

**** NO CHAIN, SHARE OF FREEHOLD, FRONT & REAR PATIO GARDENS**** A beautifully presented one-bedroom raised ground floor flat with a share of freehold, front and rear patio gardens, and offered for sale with no onward chain. This stunning home is full of character and thoughtfully designed space, featuring quirky storage solutions, two mezzanine levels, and additional outdoor storage within the rear patio area. Elegant period features include high ceilings, wooden flooring, and a beautiful bay window with window seat overlooking the front garden, creating a bright and inviting living space. The modern kitchen and well-appointed bedroom are both stylishly presented, while the flat as a whole has been lovingly maintained by the current owner over the past five years. With two private outdoor spaces and a unique, versatile layout, this exceptional flat must be viewed internally to be fully appreciated. Parking Zone J (currently no waiting list). EPC Rating C (74).

Sitting Room 14' 8" x 11' 11" (4.47m x 3.62m)

Upvc double glazed bay window overlooking the front garden with a feature window seat, wooden flooring, radiator, mezzanine level, vertical radiator.

Bedroom 11' 3" x 10' 1" (3.43m x 3.07m)

Upvc double glazed window overlooking the rear patio garden, vertical radiator, mezzanine level.

Kitchen 11' 10" x 8' 1" (3.61m x 2.46m)

Modern fitted kitchen with wall and base units with solid wood work surfaces over, inset sink and drainer unit, fitted hob, extractor and oven, integrated slimline dishwasher, space and plumbing for washing machine, space and point for fridge freezer, radiator. Upvc double glazed window overlooking the rear garden, upvc double glazed door to the patio.

Bathroom 9' 7" x 8' 1" (2.92m x 2.46m)

White suite comprising wc, hand basin, bath and a large walk in shower cubicle, heated towel radiator.

Rear Patio 13' 2" x 6' 6" (4.01m x 1.98m)

Two brick built storage sheds, one with combination boiler in, great patio area with space for table and chairs.

Tenure; Share of Freehold

999 years from 2014

Maintenance; £85.00 per month

Ground Rent; Nil

Council Tax; Band A



Approximate Gross Internal (Excluding Mezzanine) Area = 47.21 sq m / 508.16 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Flat 1 6 Upper Lewes Road BRIGHTON BN2 3FJ	Energy rating C	Valid until: 14 May 2036
		Certificate number: 9421-3062-9205-6016-5200

Property type	Ground-floor flat
Total floor area	48 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+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	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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