

wheelers

estate agents



15b Agnes Street
Brighton, BN2 3AS

£235,000
Share of Freehold

UWS1298

- Located Just Of Elm Grove
- Share of Freehold
- Own Street Entrance
- South West Facing Patio
- Double Aspect Sitting Room
- Bathroom
- Gas Central Heating
- Upvc Double Glazing
- One Double Bedroom
- Kitchen

****ONE BEDROOM PATIO FLAT. **SHARE OF FREEHOLD. **OWN STREET ENTRANCE.** A well-presented ground floor flat with its own private street entrance and south west facing patio garden, ideally located just off Elm Grove. The property offers a number of appealing benefits, including a share of the freehold with the upstairs flat, maintenance arranged on an ad hoc basis, and a front and rear patio. The light and spacious double-aspect sitting room features beautifully stripped and polished wooden floorboards, creating a characterful and welcoming reception space. To the rear is a well-proportioned double bedroom overlooking the patio garden, together with a well-fitted kitchen and bathroom. The south-west facing patio provides a pleasant private area for outdoor seating and entertaining, complemented by a small front patio. Further benefits include gas central heating and upvc double glazing. An excellent opportunity for a first-time buyer or those seeking a well-positioned Brighton home with its own outdoor space. EPC Rating D (66). Parking Zone V (waiting list applies).

Upvc double glazed front door opening into entrance vestibule;

Door opening into;

Sitting/Dining Room 18' 4" x 13' 6" (5.59m x 4.11m)

Double aspect with upvc double glazed bay window to the front and upvc double glazed window to the side. Stripped and polished wooden floor boards, two radiators.

Inner hallway

Door into the bedroom, access to small loft space, ideal for storage.

Bedroom 11' 11" x 10' 6" (3.64m x 3.21m)

Upvc double glazed window to the rear, radiator, stripped and polished wooden floor boards, built-in storage to either side of the chimney breast.

Kitchen 12' 6" x 10' 1" (3.81m x 3.07m)

Two upvc double glazed windows to the side, fitted kitchen with wooden work surfaces over, inset butler sink and mixer tap, inset gas hob with extractor hood over, built-in electric oven, integrated dishwasher, space and plumbing for washing machine, space and point for fridge freezer, access to under stairs storage, upvc double glazed door opening out to rear patio.

Bathroom 6' 3" x 4' 4" (1.90m x 1.33m)

Opaque high level upvc double glazed window to the side, opaque double glazed window to the rear, white suite comprising wc, hand basin, bath with shower over, heated towel radiator.

Patio Garden 21' 0" x 6' 0" (6.40m x 1.83m)

Enclosed by walled boundaries and enjoying a south westerly aspect.

Tenure; Share of Freehold

999 years from 25th March 1980

Ground Rent; Nil

Maintenance; Ad Hoc 50/50 split with upstairs flat

Council Tax; Band A



Energy performance certificate (EPC)

15b Agnes Street BRIGHTON BN2 3AS	Energy rating D	Valid until: 9 August 2036
		Certificate number: 0380-2344-9680-2306-7555

Property type	Ground-floor flat
Total floor area	54 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		76 C
55-68	D	66 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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