



**10 Shaftesbury Road**  
Brighton, BN1 4NE

**Guide Price £475,000**  
Freehold

UWS1279

- **No Chain**
- **60 FT Rear Garden**
- **3 Double Bedrooms**
- **Laid Out Over 3 Floors**
- **2 Reception Rooms**
- **Updating Required**

**\*\* NO CHAIN, UPDATING REQUIRED, 60 FT REAR GARDEN, WONDERFUL LOCATION FOR ACCESS TO BRIGHTON STATION & LONDON ROAD STATION \*\* (PRICE GUIDE £475,000 - £500,000).** This home has been in the same family for many decades and until very recently has been used as a licensed HMO. This is a very pretty tree lined road, and this property is situated in a row of 8 houses, all with front gardens and set back from the road. Many in this row have carried out side return extensions and/or dormer extensions, building regulations and/or planning permission will be required. 2 Spacious reception rooms, with high ceilings, kitchen to the rear, with access to the lower patio, which has steps up the main garden. The first floor has 2 excellent sized bedrooms and a shower room with WC to the rear, with access out to the rear garden. A separate WC, next to the shower room. Further stairs lead up from the landing to bedroom 3, which spans the whole width of the house. The garden measures an impressive 60ft. Updating is required, but on a viewing do look at the other houses in the row and see how other owners have extended their homes, so lots of potential here. EPC Rating D - 58, 108 square meters internally. Parking Zone J.

**Location**

Shaftesbury Road runs from Ditchling Rise through to Viaduct Road and is very close to Preston Circus, London Road Station and all that Brighton has to offer. Shaftesbury Road is a pretty tree lined road, within parking zone J, with The Duke of York’s Picturehouse, Brighton’s much-loved independent cinema, nearby. There are great local pubs and restaurants close by including The Open House, Signalman, The Joker, World’s End and the Roundhill, all close by. The property is ideally located for commuters, with Brighton Mainline station a short walk away and also London Road station.

**Ground Floor**

Steps up to the front garden, with a path to the front door. Hallway with stairs to the first floor. 2 Spacious separate reception rooms. many do knock through to make one large reception room, building regulation required for this. Kitchen to the rear, with a door out to the lower patio and steps up to the main garden

**First Floor**

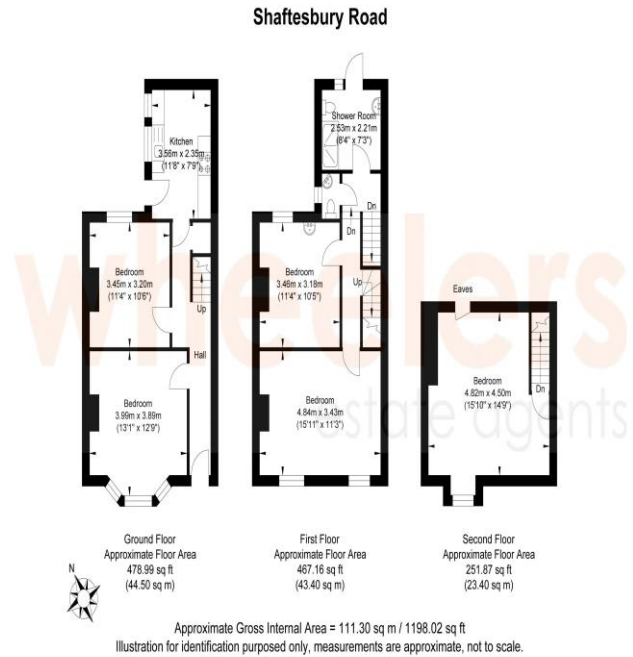
2 Double bedrooms, the main to the front spans the whole width of the house. Separate WC, shower room with a further WC. Access out to the main garden from the shower room. Stairs to the second floor from the landing.

**Second Floor**

Bedroom 3, again spanning the whole width of the house, eaves storage.

**Rear Garden**

60 ft in length, wall and fence enclosed



# Energy performance certificate (EPC)

10, Shaftesbury Road BRIGHTON BN1 4NE	Energy rating <b>D</b>	Valid until:	15 September 2029
		Certificate number:	9568-9078-6271-7421-2994

**Property type** Mid-terrace house

**Total floor area** 108 square metres

## Rules on letting this property

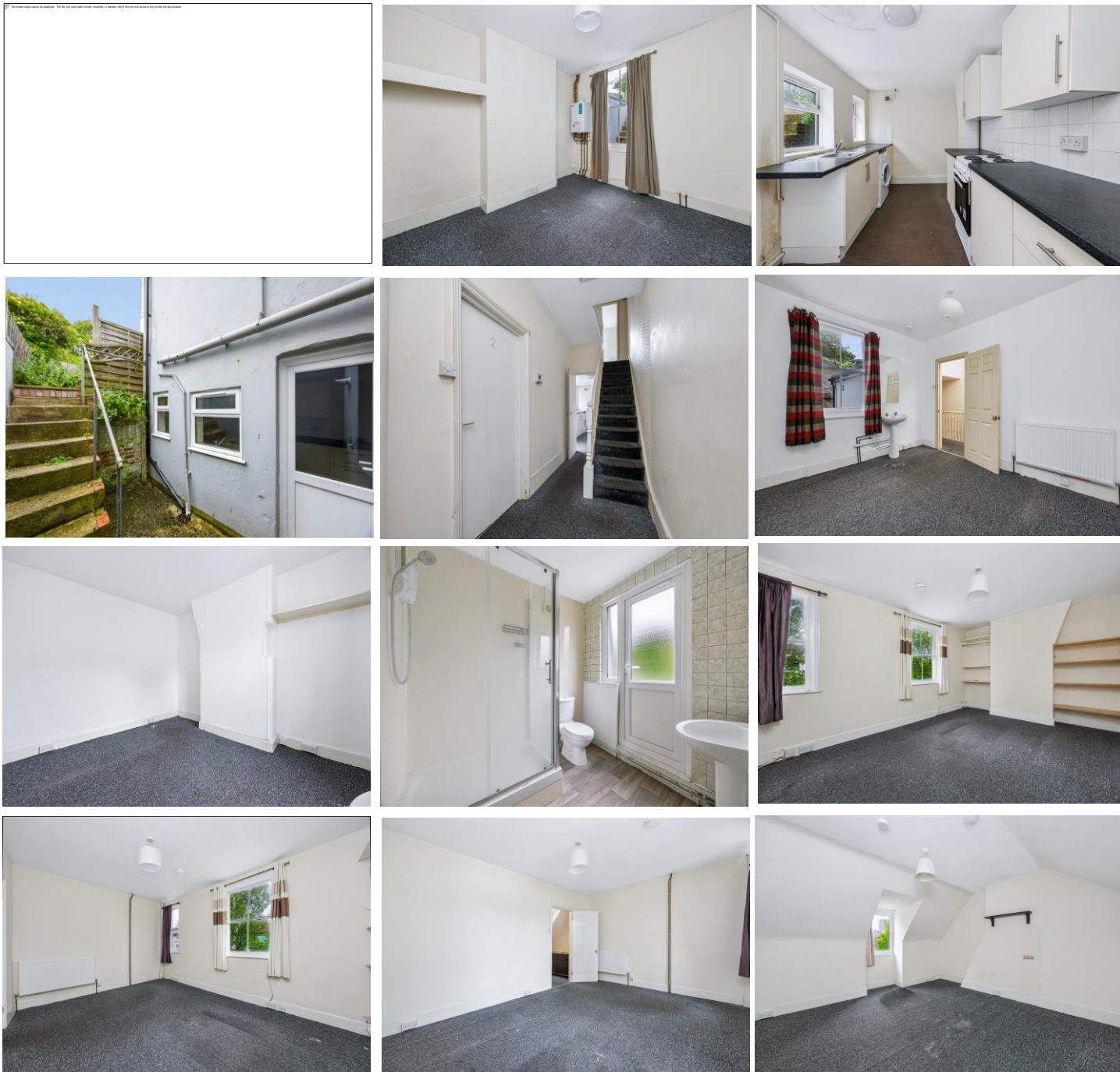
Properties can be let if they have an energy rating from A to E.

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 B.

[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**  
**wheelersstateagents.co.uk**  
**info@wheelersstateagents.co.uk**