



Basement Flat, 91B Bernard Road
Brighton, BN2 3ER

£199,950
Share of Freehold

UWS1114

- **A 1 bedroom basement flat with a good sized West facing garden in need of refurbishment**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **1 Double bedroom**
- **Gas heating with combi boiler**
- **31ft Rear West facing rear garden**
- **One third share of freehold**
- **Needs refurbishment**
- **No Chain**

**** 31ft WEST GARDEN, NO CHAIN, SHARE OF FREEHOLD, UPDATING REQUIRED **** A lower ground floor 1 bedroom flat located towards the end of Bernard Road, just off Hartington Road. Own entrance, gas central heating, double bedroom to the front, bathroom, kitchen and lounge to the rear. Private wall enclosed garden with access from the kitchen. Updating is required. A third share of freehold. Parking Zone S, (Light touch Monday - Friday) no waiting list at present. EPC Rating 65 D.

Steps leading down to small paved area, under-pavement storage and entrance door leading to:

Entrance Hallway

Radiator, high level gas & electric meters and fuse box, laminated flooring, picture rail and door to:

Bedroom 15' 1" x 10' 9" (4.59m x 3.27m)

Radiator, open hanging rail and sash windows to front aspect.

Bathroom 6' 10" x 5' 2" (2.08m x 1.57m)

White suite of bath with mixer tap and adjustable spray attachment, low-level W.C. Wash basin with mixer tap and cupboard below, part tiled walls, radiator and borrowed light window.

Lounge 11' 1" x 8' 10" (3.38m x 2.69m)

Radiator, laminated flooring and sash window over looking the rear garden.

Kitchen 9' 2" x 4' 3" (2.79m x 1.29m)

Base cupboards & drawers with moulded work-surfaces above, inset 4 ring gas hob with oven below & extractor hood above, part tiled walls, matching range of wall mounted cupboards, stainless steel sink with mixer tap, plumbing for washing machine, wall mounted combination boiler, double glazed window over looking the rear garden, ceramic tiled floor and part glazed casement door leading to rear garden.

Outside

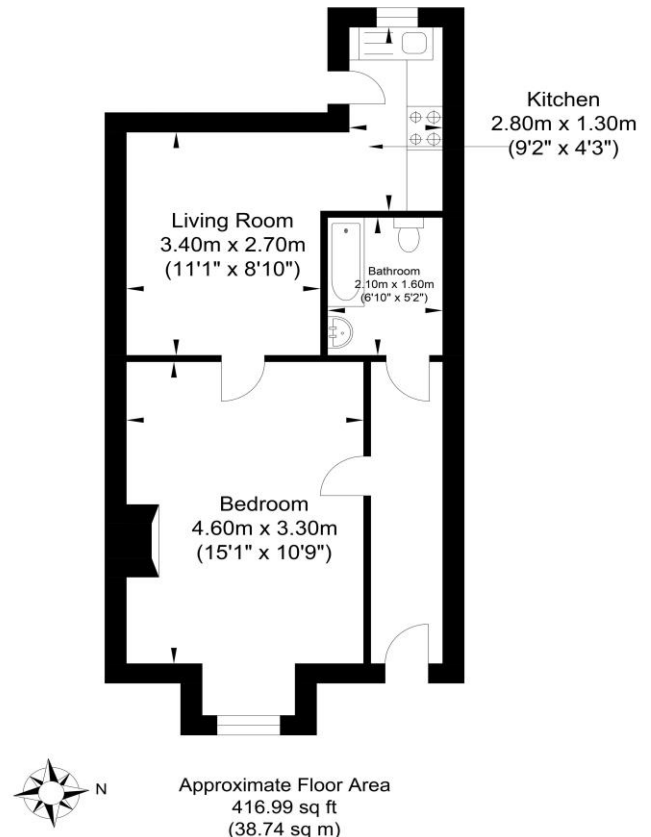
Rear Garden 31' 4" x 16' 1" (9.54m x 4.90m)

West facing, part concrete paved with green foliage, raised rear flower bed, outside water tap and brick wall boundaries.

Share of freehold

Maintenance As and when required with the flat upstairs. 1/3 share of costs. 953 years remaining on the lease. Council Tax Band A.

Bernard Road



Approximate Gross Internal Area = 38.74 sq m / 416.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Basement Flat 91b Bernard Road BRIGHTON BN2 3ER	Energy rating D	Valid until: 14 October 2033
		Certificate number: 9623-3931-7200-1597-1200

Property type	Basement flat
Total floor area	39 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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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