

**1st & 2nd Floor Maisonette,
35a Upper Lewes Road
Brighton, BN2 3FH**

£405,000
Share of Freehold

UWS1117

- **A good sized 3 bedroom maisonette situated on Upper Lewes Road in Brighton close to all local shops**
- **Lounge which is the whole width of the building with feature fireplace**
- **Kitchen to the rear**
- **3 Bedrooms**
- **Upstairs bathroom**
- **Separate W.C.**
- **Double glazed**
- **Gas heating**
- **West facing patio**
- **Some updating required**

**** SPACIOUS MAISONETTE OVER 2 FLOORS. SHARE OF FREEHOLD. WEST FACING PATIO GARDEN **** This is a large maisonette with only 2 flats in total in the building. Ground floor entrance with stairs to the first floor with kitchen to the rear, with access to the garden, bedroom 2, separate WC and a spacious lounge to the front, with lovely views. Further stairs to the second floor, with the large main bedroom to the front, again excellent views, bathroom and 3rd bedroom to the rear. Loft is included. Share of freehold. Some updating required. (90sq m internally. EPC Rating 72 - C)

Small front garden with steps leading up to double glazed communal entrance door.

Communal Hallway

Door to maisonette and stairs leading to:

Mezzanine Landing

Cloakroom

W.C. Wall mounted wash basin, part tiled walls, vinyl tiled floor and frosted double glazed window.

Kitchen 10' 9" x 0' 8" (3.27m x 0.20m)

Base cupboards & drawers with moulded work-surfaces over, stainless steel sink with mixer tap, gas cooker point, wall mounted gas boiler, space for upright fridge/freezer, plumbing for washing machine & dishwasher, matching range of wall mounted cupboards, radiator, part tiled walls, vinyl tiled floor and double glazed door to rear patio.

From mezzanine landing stairs leading to:

First Floor Landing

Radiator, and door to:

Lounge 15' 11" x 14' 8" (4.85m x 4.47m)

Attractive feature fireplace with wooden mantelpiece above, radiator, laminated flooring, stripped wood door and double glazed bay window and further side window to front aspect.

Bedroom 2 12' 10" x 10' 4" (3.91m x 3.15m)

Radiator, shelving & hanging rail to chimney recesses, stripped wood door and double glazed window to rear aspect.

From first floor landing stairs leading to:

Second Floor Landing

Hatch to loft space and double glazed window.

Bedroom 1 16' 0" x 12' 10" (4.87m x 3.91m)

Radiator, laminated flooring, cupboard with hanging rail and shelving and double glazed bay window to front aspect.

Inner Lobby

Cupboard with shelving and cupboard above.

Bathroom 7' 4" x 5' 7" (2.23m x 1.70m)

White suite of bath with fitted electric shower and folding shower screen, low-level W.C. Wash basin with mixer tap, part tiled walls, extractor fan and vinyl tiled floor.

Bedroom 3 10' 3" x 6' 8" (3.12m x 2.03m)

Radiator, open shelving, painted wood floor and double glazed window to rear aspect.

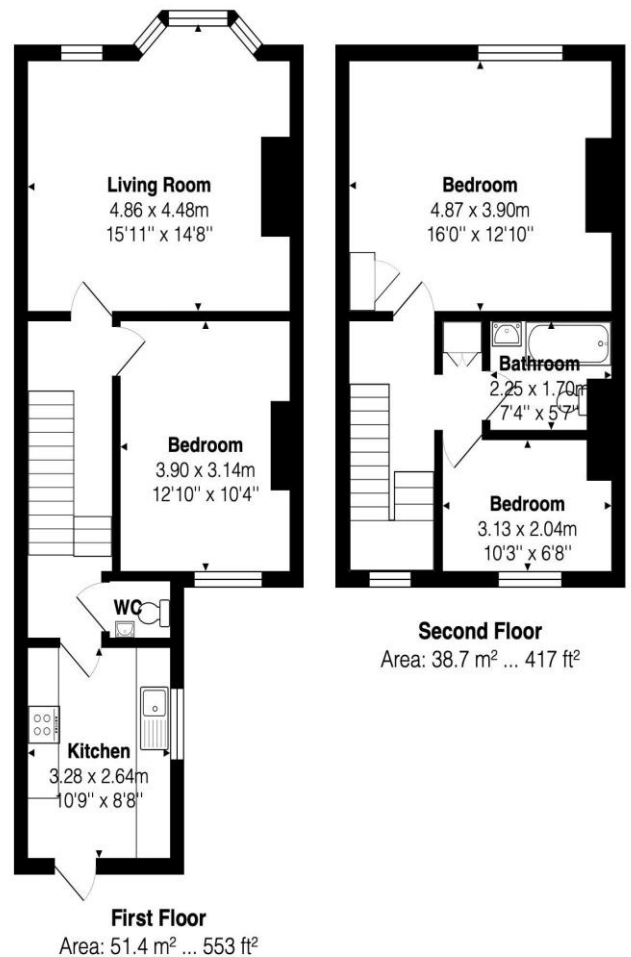
Outside

Rear Patio 16' 4" x 10' 9" (4.97m x 3.27m)

West facing with two raised flower beds, laid to concrete with timber fenced boundaries.

Lease

Maintenance 2/3 share of any works done Share of freehold Lease is being extended to 999 years. Council Tax Band B



Energy performance certificate (EPC)

35A UPPER LEWES ROAD BRIGHTON BN2 3FH	Energy rating C	Valid until: 19 February 2034
		Certificate number: 6334-0322-5000-0831-7292

Property type Top-floor maisonette

Total floor area 90 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		81 B
69-80	C	72 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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