



9 Freshfield Street
Brighton, BN2 9ZG

£515,000
Freehold

UWS1091

- A lovely 2 storey two bedroom end of terrace house situated close to Queens Park School
- Large through lounge / dining room with French doors to the garden
- Kitchen
- Bathroom with separate shower cubicle
- Upstairs W.C.
- 2 Double Bedrooms
- Handy loft / study with velux window
- Some attractive fireplaces
- Gas heating with combi boiler
- Rear patio garden
- Double glazing
- Viewing is highly recommended

**** LOCATED IN HIGHLY DESIRED QUEENS PARK, ONE ROAD FROM THE OUTSTANDING ST LUKE'S SCHOOL**
**** This is a fantastic & spacious 2 double bedroom end of terrace house, with a very useful converted loft space.**
 Extremely well presented, set back off the road, with a front garden and a good sized wall enclosed rear garden. Large through lounge/diner, with a stylish kitchen to the rear overlooking the garden. 2 double bedrooms and a very attractive bathroom on the 1st floor. Stairs lead up to a converted loft space, a very useful study. Parking Zone C, which covers Queens Park and down to Kemptown seafront, with no waiting list, Well worth viewing.

Gate & pathway with outside gas meter cupboard leading to double glazed entrance door to:

Entrance Lobby

High level cupboard housing electric meter & fuse box & part glazed door leading to:

Entrance Hallway

Radiator, stairs to first floor & double multi-paned glazed doors to:

Lounge / Dining Room 20' 11" x 11' 10" (6.37m x 3.60m)

2 Radiators, attractive cast iron fireplace with wooden mantelpiece above and fitted mirror insert, dado rail, 4 wall light points, NTL & telephone points, under-stairs storage cupboard with light point and double glazed sash windows to front aspect and double glazed French doors leading to rear garden.

Kitchen 11' 1" x 7' 9" (3.38m x 2.36m)

A range of base cupboards & drawers with ceramic tiled work-surfaces above, radiator, inset 4 ring gas hob, fitted oven, plumbing for washing machine, space for upright fridge/freezer, matching range of wall mounted cupboards & display shelving, extractor fan, cupboard housing gas combination boiler, inset spotlights, part tiled walls, stainless steel sink with mixer tap, wood flooring, double glazed window overlooking the rear garden, window to side and double glazed door to rear garden.

From entrance hallway stairs leading to:

Mezzanine Landing

Wall mounted thermostat and stripped wood & glazed door to:

Bathroom 8' 2" x 7' 11" (2.49m x 2.41m)

White suite of bath with telephone style mixer & adjustable spray attachment, wood surround, fully tiled corner shower cubicle with fitted thermostatic shower, painted fireplace, wash basin, half painted wood panelled walls, white waxed pine ceiling, cupboard with shelving, vinyl flooring, two extractor fans and frosted double glazed window to rear aspect.

Separate W.C.

Low-level W.C. Half painted wood panelled walls, vinyl flooring and frosted double glazed window.

From mezzanine landing two steps leading to:

First Floor Landing

Smoke alarm, stairs to second floor and storage cupboard.

Bedroom 1 14' 9" x 9' 4" (4.49m x 2.84m)

Radiator, painted cast iron fireplace, two wardrobe cupboards to chimney recesses with cupboards above and double glazed windows to front aspect.

Bedroom 2 9' 6" x 9' 2" (2.89m x 2.79m)

Radiator and double glazed window to rear aspect.

From first floor landing stripped wood stairs leading to:

Second Floor

Loft / Study 13' 6" x 9' 0" (4.11m x 2.74m)

(We believe this space has no building regulations) Velux window, eaves storage, radiator and power & light.

Outside

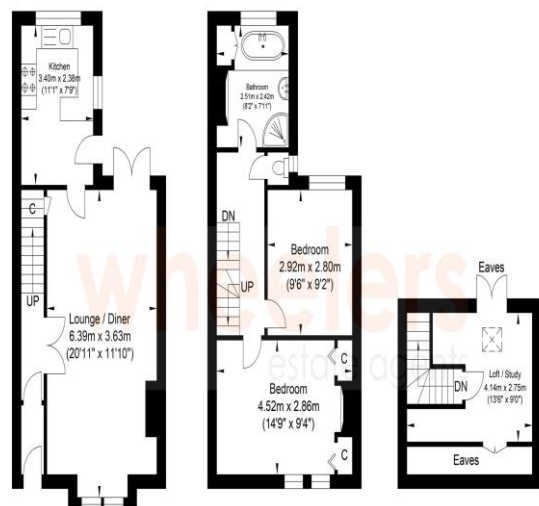
Side Return 13' 0" x 6' 0" (3.96m x 1.83m)

Laid to concrete with outside water tap.

Main Garden 26' 3" x 15' 3" (7.99m x 4.64m)

Fully paved with timber shed and brick wall boundaries. Council Tax Band C.

Freshfield Street



Ground Floor
 Approximate Floor Area
 390.62 sq ft
 (36.29 sq m)

First Floor
 Approximate Floor Area
 381.90 sq ft
 (35.48 sq m)

Second Floor
 Approximate Floor Area
 153.49 sq ft
 (14.26 sq m)

Approximate Gross Internal Area = 86.03 sq m / 926.01 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

9 Freshfield Street
BRIGHTON
BN2 9ZG

Energy rating

E

Valid until: **11 September 2033**

Certificate number: **2866-5848-0115-0026-1811**

Property type

End-terrace house

Total floor area

79 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 current energy rating is E. 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		82 B
69-80	C		
55-68	D		
39-54	E	53 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor



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