



**Flat 2, 88, Immanuel House,
Islingword Road, Hanover
Brighton, BN2 9SJ**

£220,000
Leasehold

UWS1107

- **1 Bedroom raised ground floor flat**
- **Lounge / Dining Room with French doors to 2 balconies**
- **Bathroom with white suite**
- **Good sized bedroom**
- **Kitchen**
- **Double glazing**
- **Gas Heating**
- **Good order**
- **No Chain**

**** NO CHAIN, 2 BALCONIES, PURPOSE BUILT FLAT **** This is a chain free one bedroom raised ground floor flat located close to Queens Park. Built in 2006, with only 9 flats in the building, with security entry phone system, a lift and this flat located to the rear of the building has 2 West facing balconies, so lots of sunshine, with French doors from the living room. Well presented, with a large hallway, double bedroom, gas central heating with combi boiler, kitchen with appliances and modern bathroom. Close to a doctor's surgery, Post office, excellent pubs and nearby bus stops. Would make a great first purchase or buy to let investment. (EPC rating 80- C) 46.5 Sq. m internal measurements.

Entrance door with entry phone system, leading to:

Communal Hallway

Fire alarm system, wall mounted electric storage heater, smoke detectors, lift to all floors, electric meter room. Entrance door to Flat 2, leading to:

Hallway

High-level fuse box, door entry phone, smoke detector, coved ceiling, inset spotlights, wall mounted thermostat, door to all rooms.

Bedroom 13' 5" x 9' 3" (4.09m x 2.82m)

Radiator, coved ceiling, smoke alarm, carpet and double-glazed sash window to side aspect.

Bathroom 6' 4" x 7' 3" (1.93m x 2.21m)

Fitted white suite comprising panelled bath with central mixer taps, fitted shower and shower screen, low level W.C with dual flush, pedestal wash hand basin, ladder style radiator, fully tiled walls and floor, extractor fan, inset stoplights, fitted mirror and glass shelving.

Lounge / Dining Room 16' 11" x 12' 4" (5.15m x 3.76m)

Radiator, coved ceiling, 3 wall light points, T.V aerial and telephone points, 2 double-glazed French doors leading to separate balconies. Opening to:

Kitchen 6' 7" x 8' 5" (2.01m x 2.56m)

Fitted kitchen comprising base cupboards and drawers with granite work surfaces over, inset 3 ring gas hob with oven below and extractor hood above, integrated fridge and washing machine, circular stainless steel sink with mixer tap, wall mounted combination gas fired boiler supplying domestic hot water and central heating radiators, coved ceiling, smoke alarm, laminated wood floor, spotlights on rail and double-glazed sash window to side aspect.

Outside

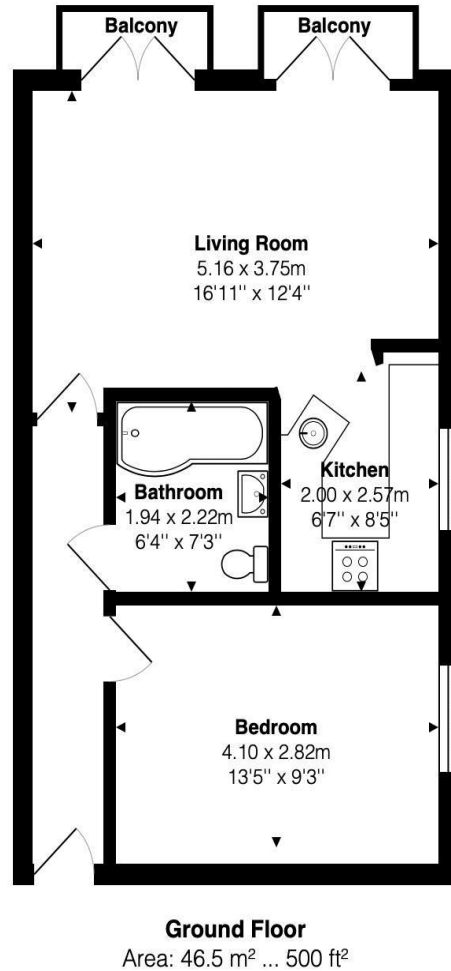
2 Balconies. South Facing. Iron railings with decked wood floor. Council Tax Band A.

Lease approx 107 years remaining

Ground Rent £125.00

Maintenance £1147.45 per annum

Managing agents Oakleys



Ground Floor
Area: 46.5 m² ... 500 ft²

Energy performance certificate (EPC)

2 IMMANUEL HOUSE
89 ISLINGWORD ROAD
BRIGHTON
BN2 9SJ

Energy rating

C

Valid until: 6 December 2033

Certificate number: 0639-3907-8202-5007-0200

Property type

Ground-floor flat

Total floor area

45 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 C. 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	80 C	80 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

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.



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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