



Flat 4 88 Islingword Road
Brighton, BN2 9SJ

£235,000
Leasehold

UWS1124

- **A one bedroom first floor flat**
- **Good sized double bedroom**
- **Lounge / dining room with 2 South West facing balconies**
- **Kitchen with fitted appliances**
- **Bathroom with white suite**
- **Gas heating with new Worcester Bosch combi boiler**
- **Double Glazed**
- **No chain**
- **Newly fitted carpets**
- **Viewing is highly recommended**

**** NO CHAIN, 2 WEST FACING BALCONIES **** A chain free first floor purpose built flat situated close to Queens Park. Built in 2006 with only 9 flats in the building, with security entry phone system and a lift. This flat is located to the rear of the building, so lots of sunshine and light, with wonderful Westerly views over Brighton, with French doors out to the two balconies from the living room. Well presented with a large hallway, double bedroom, gas heating, kitchen with appliances and modern white bathroom. Close to a local doctors, post office, excellent pubs and all that Hanover offers. Would make an excellent first home or buy to let investment. 43 square meters and an EPC rating of C (78).

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, stairs leading to:

First Floor

Entrance door to Flat 4, leading to:

Hallway

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

Bedroom 12' 11" x 8' 10" (3.93m x 2.69m)

Radiator, coved ceiling, smoke alarm and double-glazed sash window to side aspect with views across Brighton rooftops and to the Downs.

Bathroom 7' 1" x 6' 3" (2.16m x 1.90m)

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 spotlights, fitted mirror and glass shelving.

Lounge / Dining Room 16' 6" x 11' 5" (5.03m x 3.48m)

Radiator, coved ceiling, 3 wall light points, T.V aerial and telephone points, 2 double-glazed French doors leading to separate balconies with good views across Brighton rooftops and to the Downs. Opening to:

Kitchen 9' 4" x 6' 5" (2.84m x 1.95m)

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, laminated wood floor, spotlights on rails and double-glazed sash window to side aspect

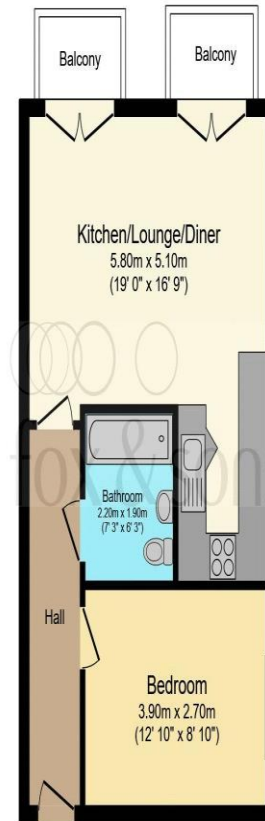
Outside

2 Balconies

South West Facing. Iron railings with decked wood floor.

Lease, ground rent, etc

106 Years remaining Managing Agents Oakleys, Ground Rent £125 per annum Maintenance £1,147.45 per annum. Council Tax Band A.



Total floor area 43.9 sq.m. (472 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| Flat 4 88 Islingword Road BRIGHTON BN2 9SJ | Energy rating C | Valid until: 24 November 2031 |
| | | Certificate number: 3190-4658-0522-4120-3993 |

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|------------------|------------------|
| Property type | Mid-floor flat |
| Total floor area | 43 square metres |

Rules on letting this property

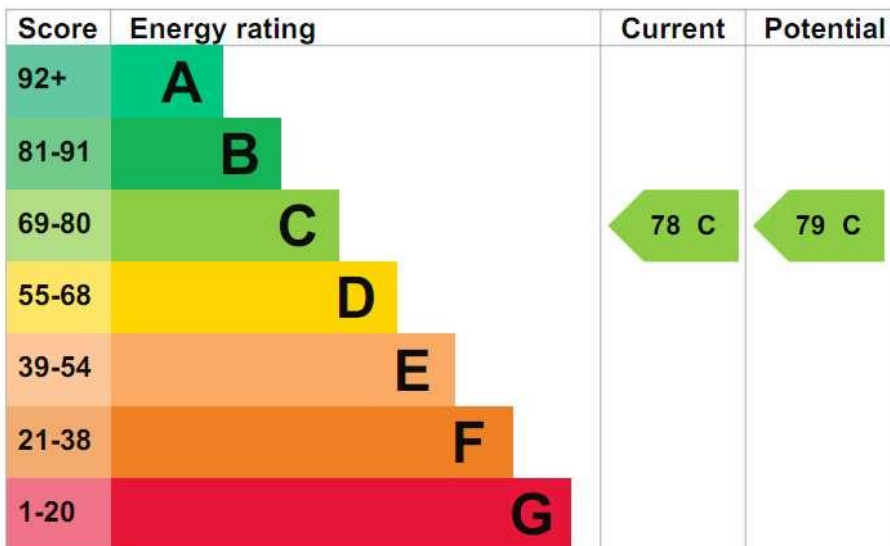
Properties can be let if they have an energy rating from A to E.

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 C.

[See how to improve this property's energy efficiency.](#)



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



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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