



TRUEMANS



Wakefield Road, Brighton, BN2 3FP

TRUEMANS **Guide Price £300,000 - £325,000** This two double bedroom upper maisonette requires full renovation but could be turned into the perfect family home with stunning panoramic rooftop views of both the Sea and South Downs.

On the ground floor you will find a large living room, separate kitchen and family bathroom. This space could be developed into a spacious open plan kitchen diner.

On the first floor, there are two double bedrooms and access to a large loft with further potential.

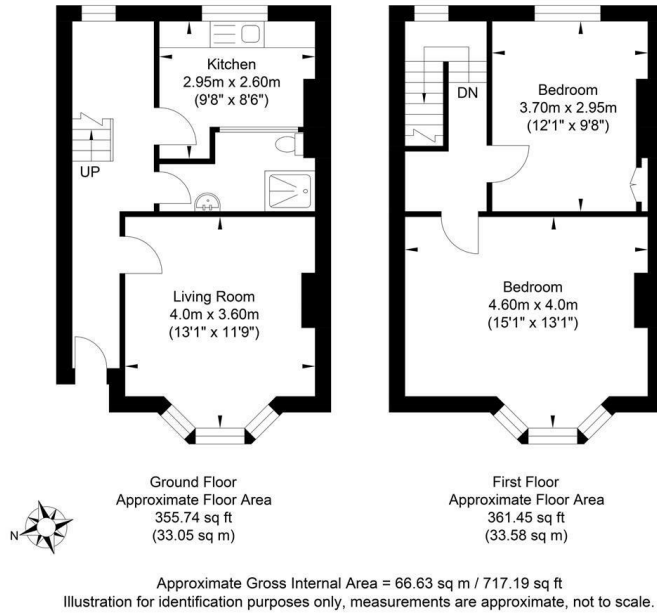
The property comes with the whole Freehold and is chain-free.

Wakefield Road is situated within the Roundhill Conservation area having superb panoramic views of the city. This property is ideal for commuters with access to the A27 and A23. Brighton Railway Station is within walking distance. An excellent range of shops, bars and restaurants can be found in nearby Lewes & London Road and the beach is just a short 15 minute walk away with the North Laines even closer.



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Further Information

Council Tax: Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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