



# FERMERS

GUIDE PRICE

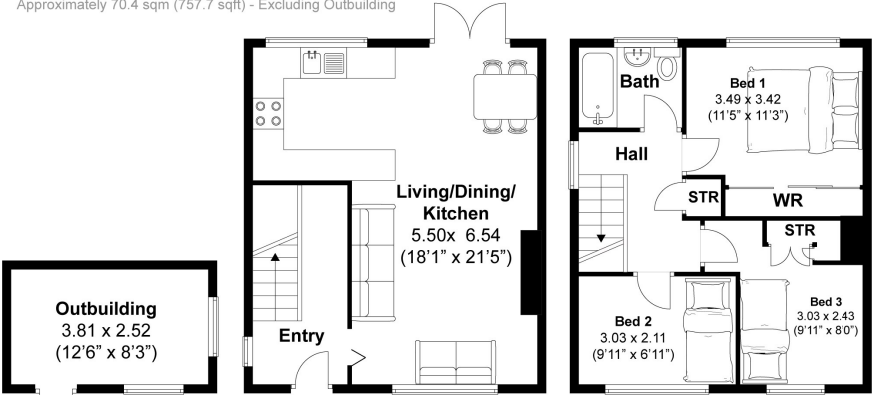
**£350,000**

**Wickhurst Rise**

Brighton, BN41 2WB

EPC RATING: D COUNCIL TAX BAND:

Wickhurst Rise, Brighton  
Approximately 80 sqm (861 sqft) - Total  
Approximately 70.4 sqm (757.7 sqft) - Excluding Outbuilding

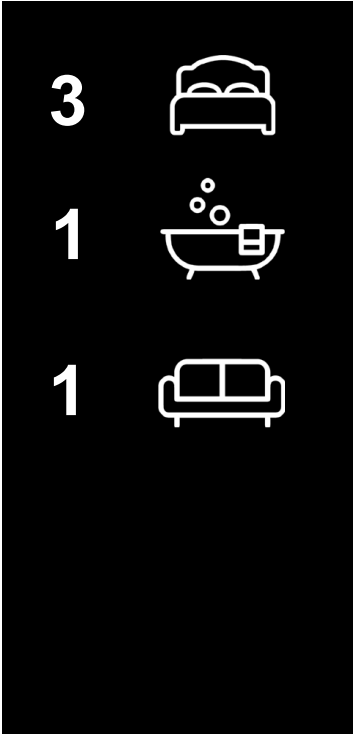


(NOT IN POSITION) GROUND FLOOR

FIRST FLOOR



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.



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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**FERMERS**

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