



College Terrace, Brighton, BN2 0EE

welcome to

College Terrace

Fox and sons are delighted to offer for sale this top floor converted flat that has been recently decorated throughout, the property is light and spacious and would appeal to a number of buyers including a first time buyer or buy to let investor.





Floor Plan

Entrance Hall

Lounge

9' 7" max x 14' 5" max (2.92m max x 4.39m max)

Kitchen

6' 8" max x 7' 5" max (2.03m max x 2.26m max)

Bedroom 1

13' 3" max x 9' 6" max (4.04m max x 2.90m max)

Bedroom 2

8' 6" max x 7' 6" max (2.59m max x 2.29m max)

Shower Room

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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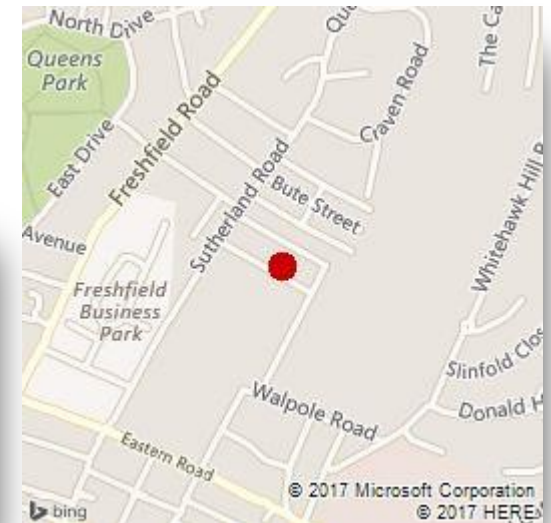
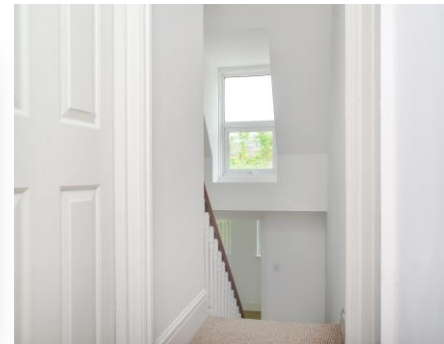
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- Two bedrooms
- Long lease
- Stunning views
- Sold with no chain
- Ideal first time buy or buy to let!

Tenure: Leasehold EPC Rating: C

guide price

£275,000-£300,000



Please note the marker reflects the
postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
KET104531 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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