



Swanborough Drive, BRIGHTON, BN2 5PJ


fox & sons

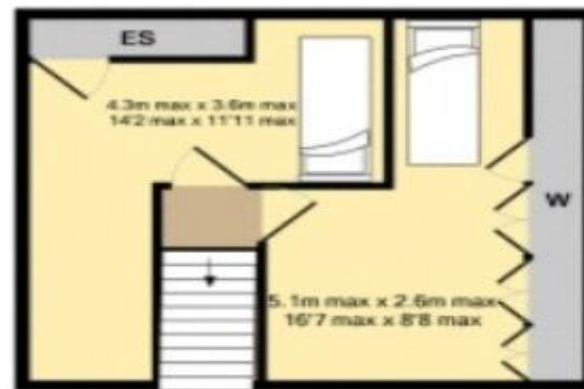
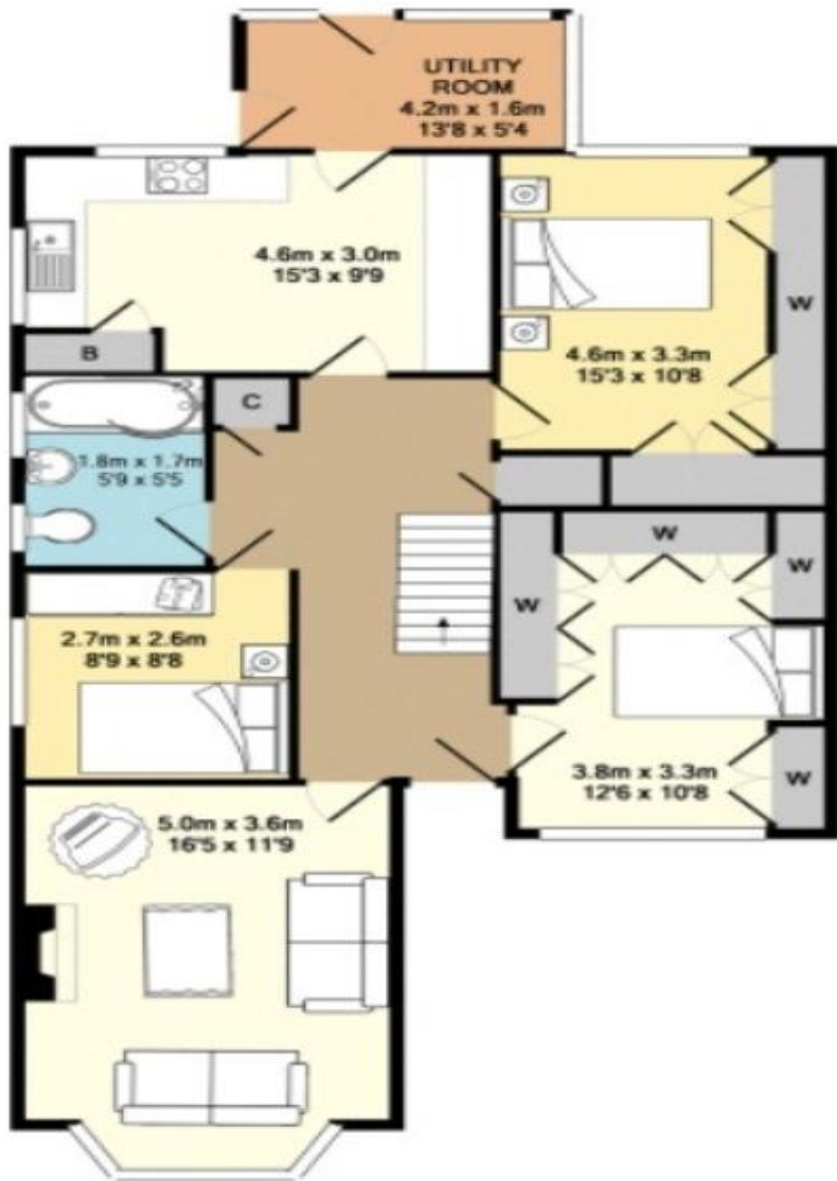
welcome to
Swanborough Drive

GUIDE PRICE £400,000-£425,000

FOX AND SONS are delighted to offer for sale this delightful semi-detached family home on SANBOROUGH DRIVE, The property comes with SOUTH WESTERLY front & rear GARDENS, family bathroom & separate W.C and a DRIVEWAY and GARAGE for three cars.

Brighton is ones of England's most exciting seafront cities, having many waterside bars and continental style cafes. Boasting elegant seafront regency squares and terraces aligning to the seafront promenade. The Royal Pavilion with a traditional Asian influenced exterior merged with an Oriental interior is located within 1 mile, as is Brighton Marina, which offer extensive shopping, eating and leisure facilities to include multi-screen cinema complex, bowl-plex, ASDA superstore and casino. Kemp Town itself has a thriving cosmopolitan atmosphere surrounding St George's Road, being the heart of the Kemp Town Village. The comprehensive shopping mall at Churchill Square and surrounding shopping facilities situated within Brighton city centre are easily accessible as is the London to Brighton Road, the A23. Local bus routes can be fount on the seafront road offering transport to Brighton centre and areas beyond.





Entrance Hall

Lounge

16' 9" max x 11' 10" max (5.11m max x 3.61m max)

Kitchen/diner

15' 3" max x 10' 5" max (4.65m max x 3.18m max)

Utility Room

13' 8" max x 5' 7" max (4.17m max x 1.70m max)

Bedroom 1

15' 7" max x 10' 7" max (4.75m max x 3.23m max)

Bedroom 2

14' 8" max x 10' 10" max (4.47m max x 3.30m max)

Bedroom 3

8' 10" max x 8' 9" max (2.69m max x 2.67m max)

Bathroom

Separate W/c

Bedroom 4

7' 9" max x 11' 6" max (2.36m max x 3.51m max)

Bedroom 5

17' max x 9' 1" max (5.18m max x 2.77m max)

Rear Garden

welcome to

Swanborough Drive

- Five Double Bedrooms
- Semi-Detached Chalet Bungalow
- Bathroom & Separate W.C
- South Westerly Front & Rear Gardens
- Driveway and Garage For Three Cars

Tenure: Freehold EPC Rating: Awaiting

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET104412 - 0002

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.

 fox & sons



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