



Beech Grove, Brighton, BN2 4TN

welcome to

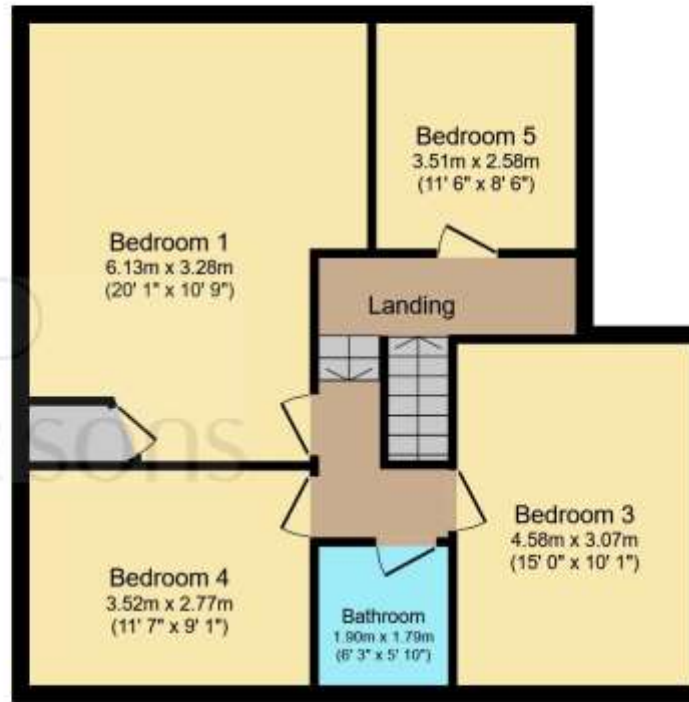
Beech Grove, Brighton

Fox & Sons are delighted to welcome to the market this five bedroom semi-detached 1930's house. Located in Bevendean, there's an array of local shops, excellent transport links and the South Downs close by for Sunday walks. This chain free house is one not to be missed, viewings by appointment only.





Ground Floor



First Floor

Total floor area 136.8 sq.m. (1,473 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.

Ground Floor

Hallway

Lounge

17' 11" Max x 11' 7" Max (5.46m Max x 3.53m Max)

Kitchen

12' 5" Max x 11' 6" Max (3.78m Max x 3.51m Max)

Utility

12' 2" Max x 4' 2" Max (3.71m Max x 1.27m Max)

Bedroom 6

13' 9" Max x 11' 6" Max (4.19m Max x 3.51m Max)

Bedroom 5

13' 5" Max x 9' 9" Max (4.09m Max x 2.97m Max)

First Floor

Hallway

Bedroom 4

11' 6" Max x 8' 6" Max (3.51m Max x 2.59m Max)

Bedroom 3

11' 7" Max x 9' 1" Max (3.53m Max x 2.77m Max)

Bedroom 2

15' Max x 10' 1" Max (4.57m Max x 3.07m Max)

Bedroom 1

20' 1" Max x 10' 9" Max (6.12m Max x 3.28m Max)

Bathroom

6' 3" Max x 5' 10" Max (1.91m Max x 1.78m Max)

welcome to

Beech Grove, Brighton

- GUIDE PRICE: £425,000 - £450,000
- 5 BEDROOM SEMI DETACHED HOUSE
- GENEROUS SUNNY REAR GARDEN
- IDEAL INVESTMENT OR FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- IN NEED OF MODERNISING THROUGHOUT
- EPC RATING: D
- 142.4m2 / 1533sqft

Tenure: Freehold EPC Rating: D

guide price

£425,000-£450,000



view this property online fox-and-sons.co.uk/Property/BEG104975

Please note the marker reflects the postcode not the actual property



Property Ref:
BEG104975 - 0016

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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