



First Floor Flat, Ladysmith Road, Brighton, BN2 4EJ

welcome to

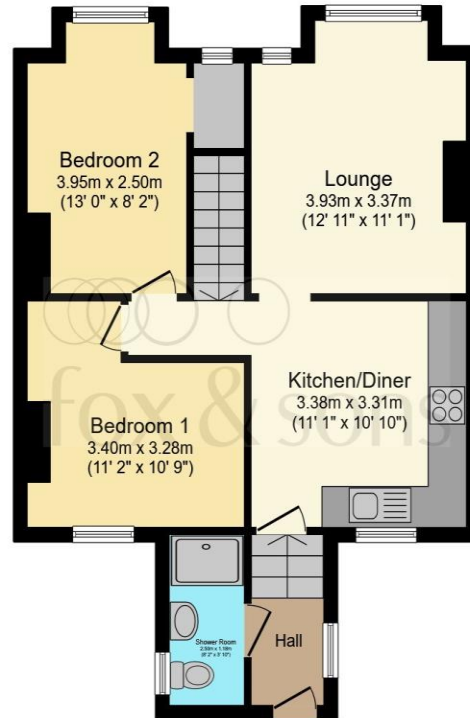
First Floor Flat, Ladysmith Road, Brighton

GUIDE PRICE £325,000-£350,000. A well-presented two bedroom, first floor apartment which is located just off Lewes road and within easy access to Brighton Town centre. This location has access to plenty of local shops and transport links.



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Nestled off Lewes Road, Ladysmith Road offers a cosy two-bedroom first floor apartment with easy access to Brighton Town Centre. Surrounding the area are plenty of local shops and transport links for convenience. Inside, you'll find a bright lounge with wooden flooring, a good-sized bedroom with storage, and an additional double bedroom. The shower room features a simple three-piece suite and a heated towel rail. Towards the back, there's a modern fitted kitchen with some appliances and space for a breakfast table. Plus, enjoy the added perk of a decently sized garden for outdoor enjoyment. Ladysmith Road provides a comfortable living space in a convenient location.



Additional Information

This first floor flat is leasehold for a term of 999 years from 29th September 2001 and the current ground rent is £40 per annum.

The freeholder of both apartments No 2 and No 4 Ladysmith Road is a management company called Ladysmith Road Management Limited and that each of the leaseholders of these 2 apartments will have an equal 50% share of the freehold management company.

Total floor area 54.9 m² (591 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

First Floor Flat, Ladysmith Road, Brighton

- First Floor Flat
- Two Bedrooms
- Sunny Rear Garden
- Popular Location
- Chain Free
- Close to Transport Links
- Perfect for a First Time Buyer or Investment

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000-£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEG106733 - 0007

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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