



Ladysmith Road, Brighton, BN2 4EJ

welcome to

Ladysmith Road, Brighton

A practical yet inviting two-bedroom ground floor apartment tucked just off Lewes Road, offering straightforward access to Brighton Town Centre. This conveniently located property ensures you're never far from local amenities, including shops and transportation options.

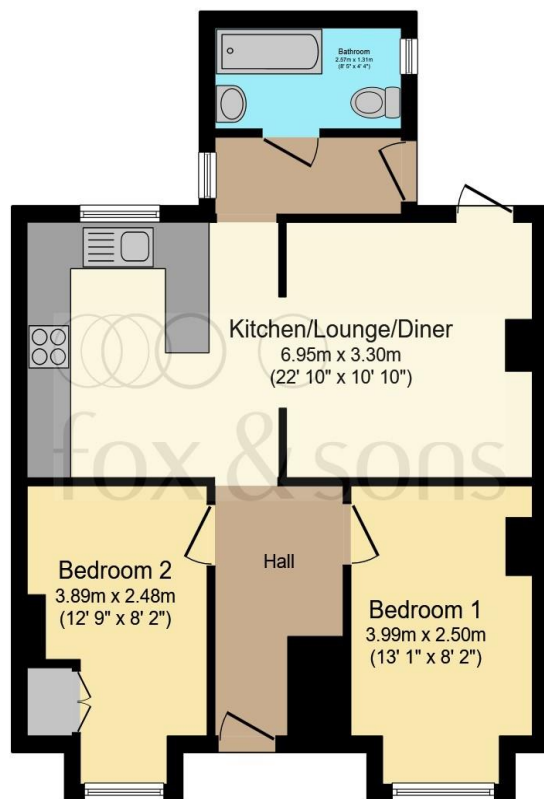


GUIDE PRICE £325,000-£350,000

Welcome to Ladysmith Road, a practical yet inviting two-bedroom ground floor apartment tucked just off Lewes Road, offering straightforward access to Brighton Town Centre. This conveniently located property ensures you're never far from local amenities, including shops and transportation options.

Inside, you'll find a bright and airy open-plan kitchen/living room, providing ample space for both cooking and relaxation. The modern fitted kitchen is equipped with appliances, simplifying your daily routines. The living room extends seamlessly to a spacious south-facing garden, offering an ideal retreat for outdoor leisure or entertaining guests.

The apartment features a contemporary family bathroom complete with a shower over the bath, offering convenience and style. Additionally, there are two well-proportioned double bedrooms, providing comfortable accommodation for residents or guests alike. Whether you're seeking a peaceful retreat or a convenient urban base, Ladysmith Road offers a perfect blend of comfort and functionality.



Additional Information

This ground floor apartment is leasehold for a term of 999 years from 15th May 1973 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 two apartments will have an equal 50% share of the freehold management company.

Total floor area 54.3 m² (584 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

Ground Floor Flat, Ladysmith Road, Brighton

- Well Presented Two Bedroom Flat
- Modern Kitchen and Bathroom
- Popular Location
- Built in Storage
- Large South Facing Garden
- Kitchen With Appliances
- Ground Floor
- Chain Free

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 May 1973. 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

view this property online fox-and-sons.co.uk/Property/BEG106732



Property Ref:
BEG106732 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 677544



LewesRoad@fox-and-sons.co.uk



196-197 Lewes Road, BRIGHTON, East Sussex,
BN2 3LA



fox-and-sons.co.uk