



The Highway, Brighton, BN2 4GB

welcome to

The Highway, Brighton

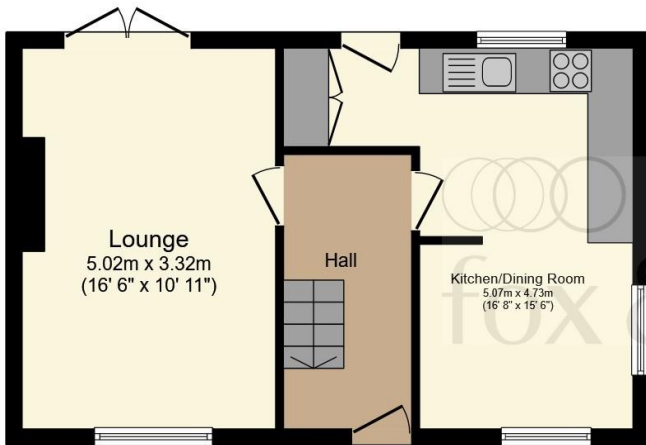
This charming three-bedroom family home is situated on the Highway in Brighton, offering an ideal location for commuters and those with connections to the nearby universities. The property has been a cherished family residence for many years and is now available chain free.



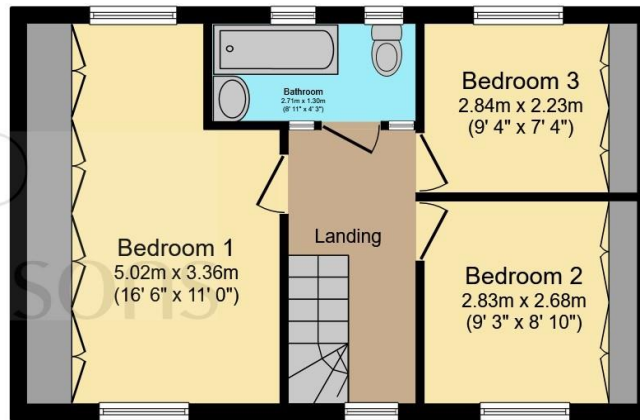
The house features a spacious lounge, perfect for relaxation and family time. The kitchen is well-equipped and includes a separate dining area, making it convenient for both everyday meals and entertaining guests.

Outside, the property boasts a large garden at the front, providing ample space for outdoor activities and gardening enthusiasts. Additionally, there is a patio area, ideal for alfresco dining and summer barbecues.

This home combines comfort and practicality, making it a wonderful choice for families looking to settle in a vibrant and well-connected area of Brighton.



Ground Floor



First Floor

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.'

Total floor area 81.2 m² (874 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

The Highway, Brighton

- THREE BEDROOM FAMILY HOUSE
- NEW HEATING SYSTEM RECENTLY INSTALLED
- FRONT & LARGE REAR GARDEN WITH PATIO AREA
- GREAT LOCATION FOR COMMUTERS
- FAMILY BATHROOM WITH SHOWER OVER THE BATH
- POTENTIAL TO EXTEND (STNC)
- COUNCIL TAX BAND C
- CHAIN FREE

Tenure: Freehold EPC Rating: D

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106742



Property Ref:
BEG106742 - 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.

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