





## welcome to

## Johnson Bank, Wellington Road, Brighton

Second-floor studio apartment with separate kitchen and bathroom, balcony, double glazing, and new lift. Communal gardens. Chain-free and conveniently close to local amenities.













This studio apartment, located on the second floor of a block on Johnson Bank, Wellington Road, offers a practical living space with a separate kitchen and bathroom. The apartment benefits from double glazing and is chain-free, making it a straightforward option for buyers looking to move quickly.

The property includes a balcony, offering a small outdoor space to enjoy. While the building itself isn't particularly well-maintained, it does feature a recently installed lift, providing convenient access to all floors. Residents can also take advantage of communal gardens. Additionally, the apartment is situated close to local amenities, adding to its appeal for those seeking a convenient lifestyle.



#### Total floor area 29.2 sq.m. (314 sq.ft.) approx

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## Johnson Bank, Wellington Road, Brighton

- 2ND FLOOR STUDIO APARTMENT
- COMMUNAL GARDENS
- SEPERATE KITCHEN & BATHROOM
- BALCONY
- CHAIN FREE
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- NEW LIFT IN THE BLOCK

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

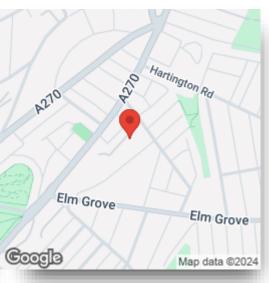
offers over

# £160,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/BEG106856



Property Ref: BEG106856 - 0004 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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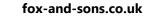


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