



Lion House, Milton Road, Brighton, BN2 9TR

welcome to

Lion House, Milton Road, Brighton

Lion House, Milton Road, Brighton, is perfect for first-time buyers or investors. It offers two double bedrooms, lounge, fitted kitchen with appliances, and a bathroom with a shower over. Located in popular Hanover, it's close to transport links and is chain-free, ensuring a smooth buying process.



Lion House, Milton Road, Brighton is an ideal property featuring two double bedrooms and lounge which provides ample space for comfort and relaxation. The fitted kitchen comes with appliances, making it a functional and convenient space for meal preparation and daily living.

This property is perfect for a first-time buyer or as an investment opportunity. Situated in the popular Hanover location, it offers a vibrant community atmosphere with local amenities close by.

The bathroom is equipped with a shower over, providing practicality and ease. Additionally, the property is close to transport links, ensuring easy access to various parts of the city and beyond.

Finally, this home is chain-free, simplifying the buying process and allowing for a smoother transaction.



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.

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Lion House, Milton Road, Brighton

- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- PERFECT FOR A FIRST TIME BUYER OR INVESTMENT
- SPACIOUS LOUNGE/DINER
- EXTENDED LEASE TO 2201 & NO GROUND RENT
- POPULAR HANOVER LOCATION
- BATHROOM WITH SHOWER OVER
- CHAIN FREE & CLOSE TO TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106824



Property Ref:
BEG106824 - 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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