



**Lion House Milton Road, Brighton BN2 9TR**

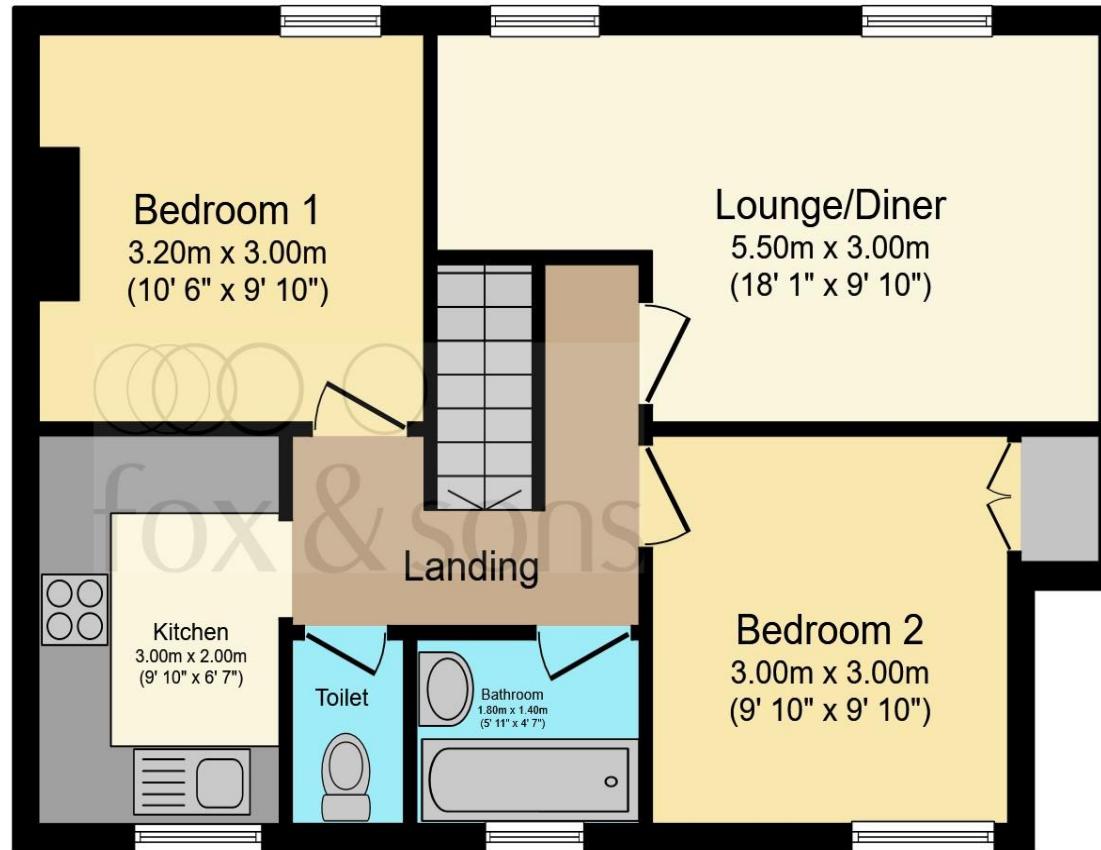
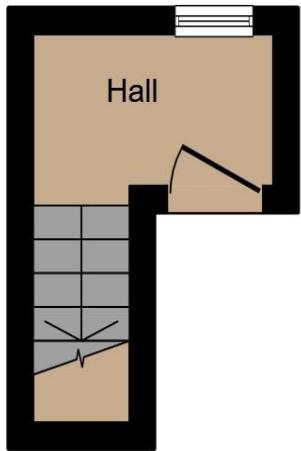
fox & sons

**welcome to**

## **Lion House Milton Road, Brighton**

**\*\*GUIDE PRICE £240,000 - £260,000\*\*** This light and spacious two-bedroom leasehold property in Hanover offers a bright lounge, a fitted kitchen, and a shower-over-bath. Close to local amenities and transport links, it's an ideal first home or investment.





**Ground Floor**

**First Floor**

Total floor area 55.9 m<sup>2</sup> (602 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](http://www.focalagent.com)

welcome to

## Lion House Milton Road, Brighton

- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- PERFECT FOR A FIRST TIME BUYER OR INVESTMENT
- BRIGHT AND AIRY LOUNGE/DINER
- SOUGHT-AFTER HANOVER LOCATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1275.20

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 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

**£240,000**



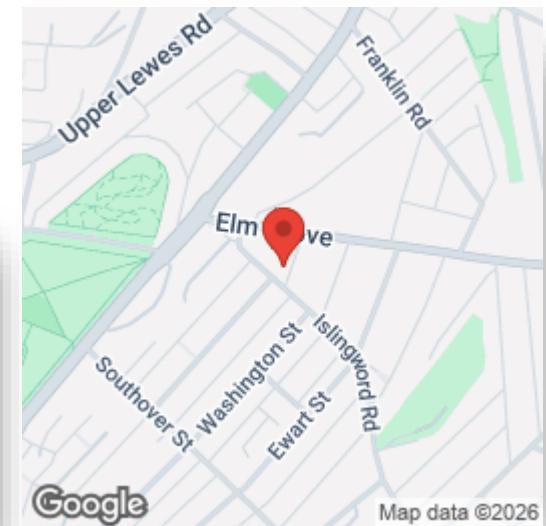
view this property online [fox-and-sons.co.uk/Property/BEG106824](http://fox-and-sons.co.uk/Property/BEG106824)



Property Ref:  
BEG106824 - 0017

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Please note the marker reflects the postcode not the actual property



**01273 677544**



LewesRoad@fox-and-sons.co.uk



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



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