



Upper Maisonette Cleveland Road, Brighton BN1 6FF

Fox & Sons are excited to bring to market this two bed maisonette garden flat located in the desirable 'Golden Triangle' area of Preston Park. The property is in need of modernisation and viewings are highly recommended.



welcome to

Upper Maisonette Cleveland Road, Brighton

Upon entering the property through its private entrance you will find the spacious living room and separate dining room, from here and moving towards the rear of the property you have the large wet room and also the kitchen which has direct access down to the privately owned rear garden. Moving upstairs to the first floor, will find two large double bedrooms of which the master is extremely spacious. The rear garden enjoys a favoured sunny westerly aspect, which is mainly laid to lawn with shrub borders and is perfect for summer day and nights and there is enough space for a private seating area.





Total floor area 81.9 sq.m. (881 sq.ft.) approx

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.

Location

Key Information

Schools

Train Stations

Amenities

Main Roads

Notes

welcome to

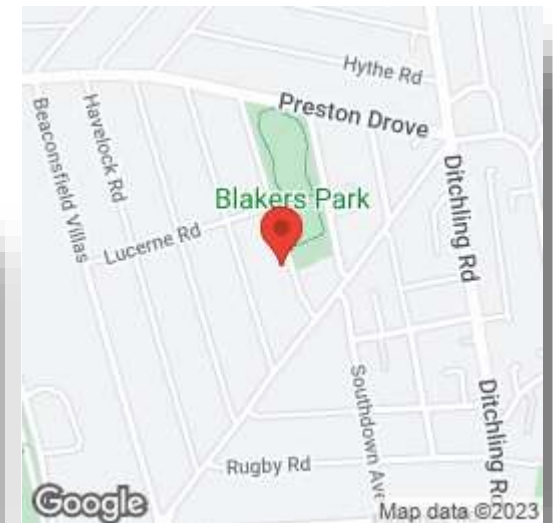
Upper Maisonette Cleveland Road, Brighton

- GROUND FLOOR & FIRST FLOOR MAISONETTE
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- WEST FACING REAR GARDEN
- LOUNGE & SEPARATE DINING ROOM
- IN NEED OF MODERNISATION THROUGHOUT
- DIRECTLY OPPOSITE BLAKERS PARK
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105883

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.

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.



Property Ref:
PRP105883 - 0005

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.



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