



Campbell Road, Brighton, BN1 4QD

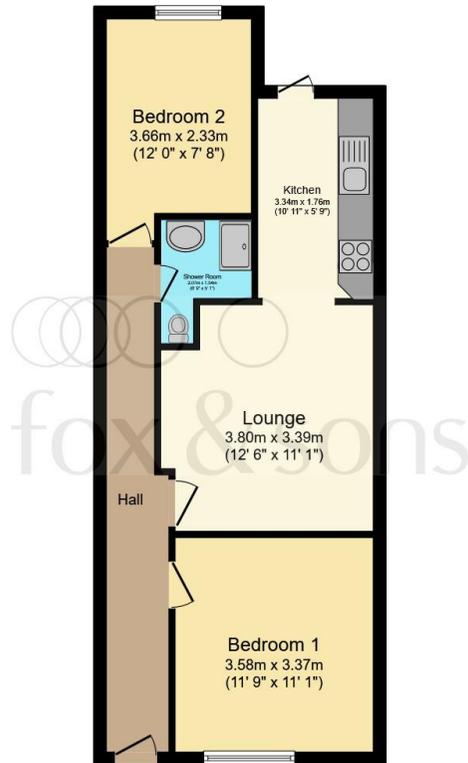
welcome to

Campbell Road, Brighton

A delightful garden flat awaits! Offered chain-free, this property features two bedrooms, lounge & shower room. Enjoy your own private rear garden, accessible from the kitchen. With its own street entrance and a convenient location close to stations, this is an opportunity not to be missed!



Escape to your own private oasis with this delightful, chain-free garden flat! Featuring two bedrooms, a comfortable lounge, and a modern shower room, this property boasts a private rear garden perfect for relaxing or entertaining. Enjoy the convenience of your own street entrance and a well-equipped kitchen. Plus, its location close to stations makes commuting a breeze! Don't miss out on this fantastic opportunity!



Total floor area 52.2 m² (562 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

Location

Campbell Road is situated within the sought after Preston Circus area of Brighton and runs adjacent to Preston Road which is popular with road and rail commuters due to its central setting for Preston Park and Brighton mainline stations, while London Road now offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

The property is within a short walk of picturesque Preston Park itself, with 63 acres of parkland - well used by Brighton residents and featuring two cafe's, tennis courts, bowling greens, cycle velodrome, various other fields and pitches and pathways/trails for running and jogging as well as hosting many local and international events.

Key Information

Train Stations

London Road Station - 0.3 miles
Brighton Mainline Station - 0.4 miles
Preston Park Station - 1.0 miles

Amenities

Preston Circus/London Road Shopping - 0.3 miles
Sainsbury's (New England Street) - 0.4 miles
Seven Dials Shopping Parade - 0.5 miles
Sainsbury's (Lewes Road) - 1.0 miles
Preston Drove Shopping Parade - 1.1 miles
Fiveways Shopping Parade - 1.1 miles
Sainsbury's (Preston Road) - 1.2 miles
Brighton City Centre - 1.2 miles
Pavilion Retail Park (Lewes Road) - 1.4 miles
Tesco Express (The Droveaway) - 1.5 miles
Goldstone Retail Park (Old Shoreham Road) - 1.9 miles
Waitrose (Nevill Road) - 2.2 miles
M&S Simply Food Hall (Carden Avenue) - 3.0 miles
Asda Superstore (Hollingbury) - 3.3 miles

Main Roads

A23/A27 Road Network - Within a 15 minutes' drive away.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

welcome to Campbell Road, Brighton

- OWN STREET ENTRANCE
- TWO BEDROOMS
- REAR GARDEN
- CLOSE TO STATIONS
- LOUNGE & SEPARATE KITCHEN
- SHOWER ROOM
- CLOSE TO PRESTON PARK

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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 in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106672



Property Ref:
PRP106672 - 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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