



**Campbell Road, Brighton, BN1 4QD**

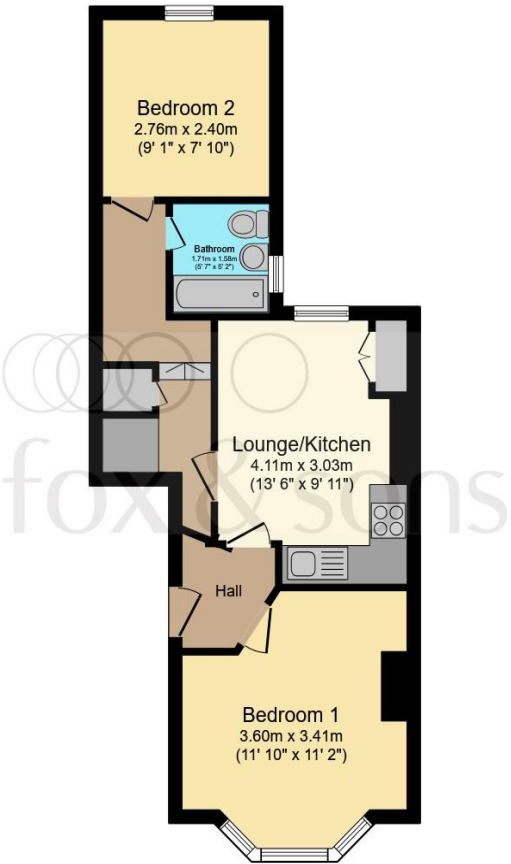
**welcome to**

## **Campbell Road, Brighton**

A superb ground floor flat, boasting two bedrooms and a desirable open-plan lounge/kitchen! Offered chain-free and ideally located close to Brighton mainline station and within walking distance of Preston Park. A perfect opportunity for first-time buyers or investors.



Ideally located on the ground floor, this delightful two-bedroom flat offers a fantastic opportunity for first-time buyers or commuters. Enjoy the ease of open-plan living with a modern lounge/kitchen area. Boasting a chain-free sale and within easy reach of Brighton mainline station, your daily commute will be a breeze. Plus, the green spaces of Preston Park are just a short stroll away. Don't miss out – arrange a viewing today!



Total floor area 44.0 m<sup>2</sup> (473 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)

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 Droveway) - 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

- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/KITCHEN
- CHAIN FREE
- CLOSE TO STATIONS
- WALKING DISTANCE TO PRESTON PARK
- IDEAL FIRST HOEM OR BTL INVESTMENT

Tenure: Leasehold EPC Rating: C

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

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106676](https://fox-and-sons.co.uk/Property/PRP106676)



Property Ref:  
PRP106676 - 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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fox & sons



**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



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