



St. Nicholas Road, Brighton BN1 3LP

welcome to

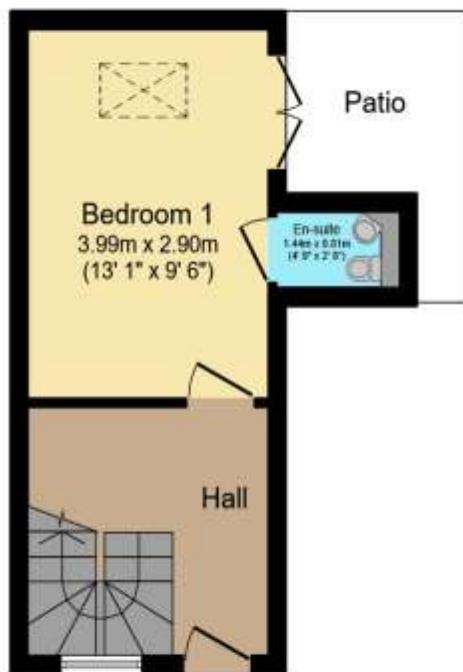
St. Nicholas Road, Brighton

A well-presented two bedroom two bathroom maisonette with its own street entrance, located a short walk from Brighton mainline railway station and city centre and the popular North Laine area.

The ground floor has a master bedroom and en-suite with double doors to a courtyard garden area, On the first floor there is an open living/kitchen room fitted with modern fitted kitchen, built in fridge/freezer, plenty of storage space, plumbing for washing machine and a breakfast bar. The living room has stunning roof top views with lots of natural light. On the top floor there is another good size bedroom with en-suite wet room.

The property further benefits from being sold with no onward chain.

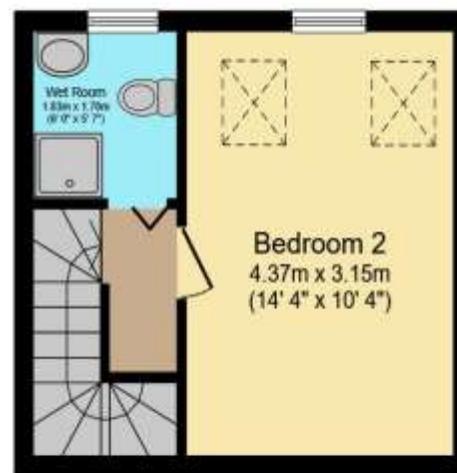




Ground Floor



First Floor



Second Floor

Total floor area 66.2 sq.m. (712 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.

welcome to

St. Nicholas Road, Brighton

- Two bedroom maisonette arranged over three floors
- Two bathrooms
- Own street entrance
- Sold with no onward chain
- Open plan modern kitchen
- A short walk to Brighton mainline railway station
- Private Courtyard garden

Tenure: Leasehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF113205

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 marks

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:
BHF113205 - 0008



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East
Sussex, BN1 2AD



fox-and-sons.co.uk