

# Mitre House Western Road, Brighton BN1 2AJ



GUIDE PRICE £330,000 - £340,000. This two bedroom apartment in Mitre house in located on western road close to Churchill square shopping centre, bars, restaurants and a stone's throw from Brighton seafront.

#### welcome to

## **Mitre House Western Road, Brighton**

The property comprises from two double bedrooms with the master bedroom having built in wardrobes, the large open plan living/kitchen room with a modern fitted kitchen and a large living area with space for a dining table. A modern fitted bathroom suite with shower over bath. The property further benefits from a long lease and being sold with no onward chain.















Total floor area 80.2 sq.m. (864 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

## Mitre House Western Road, Brighton

- Two bedroom purpose built apartment
- Excellent decorative order throughout
- Ideal investment property £1900 p/m
- Two double bedrooms
- Long lease
- Sold with no onwards chain
- Close to Brighton seafront

Tenure: Leasehold EPC Rating: C

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.

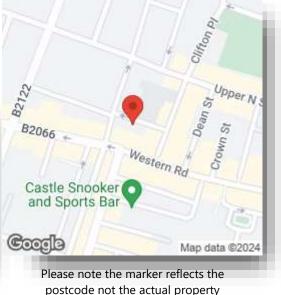
### guide price

£330,000 - £340,000









view this property online fox-and-sons.co.uk/Property/BHF113292



Property Ref: BHF113292 - 0011 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.

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.





01273 777000



westernrd@fox-and-sons.co.uk



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



fox-and-sons.co.uk