



Bath Street, Brighton BN1 3TB

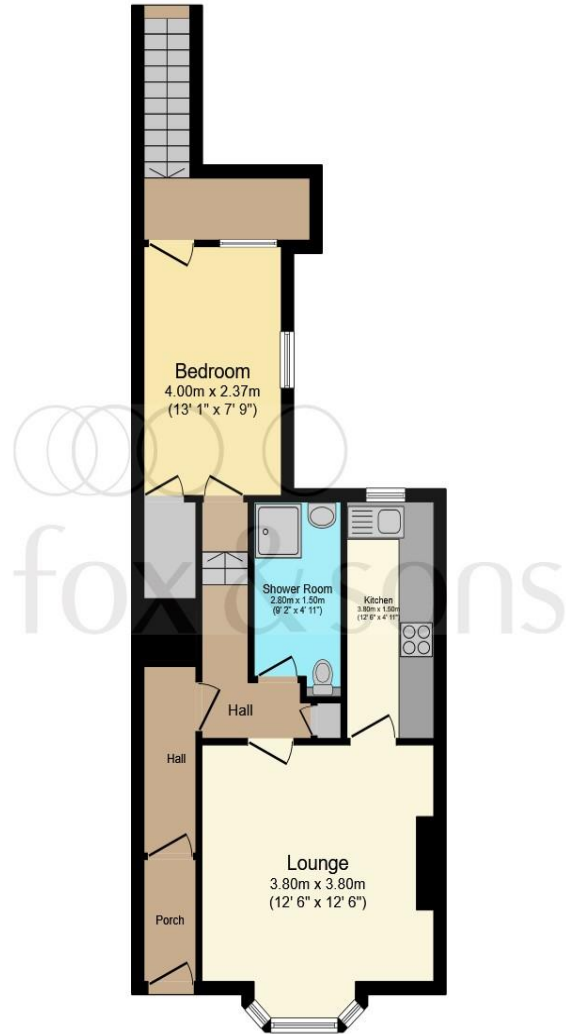
Newly decorated ground floor apartment with private rear garden in quiet yet central location close to both Seven dials shopping thoroughfare and a short walk to Brighton mainline station.

welcome to

Street, Brighton

A spacious and bright raised ground floor apartment with large private rear garden and balcony in popular SEVEN DIALS and a short walk to Brighton mainline station. The newly decorated accommodation comprises a large living room with high ceilings, separate modern integrated kitchen, modern bathroom and a dual aspect double bedroom with ample storage leading to a balcony with feature steps leading down to a generous rear garden and patio with ample space for gardening and entertaining.





Total floor area 54.3 m² (585 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

Bath Street, Brighton

- Spacious ground floor apartment
- Newly decorated throughout with gas central heating
- Modern fitted fully integrated kitchen
- Modern bathroom
- Double bedroom with plenty of storage
- Large bright enclosed garden
- Within popular SEVEN DIALS shopping area and close to Brighton station
- Sold with a share of freehold with remainder of 999 year lease

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

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BHF112516 - 0007

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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