

Bath Street, Brighton BN1 3TB

Well-presented and spacious two bedroom first and second floor maisonette, located within the popular Seven Dials area of Brighton.

welcome to

Bath Street, Brighton

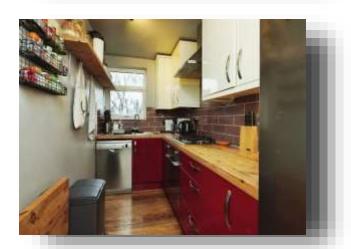
A spacious first and second floor maisonette that rises from the ground floor of this attractive period building. There is a large living room, separate kitchen, bathroom and two large bedrooms, the master being on its own floor and the second being on a half landing. Bath Street is a popular residential road within the highly regarded Seven Dials area of Brighton, there are a wide range of shops, bars, cafes and independent shops within easy walk as is Brighton railway station with its direct services to London.















Total floor area 80.3 m² (864 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

welcome to

Bath Street, Brighton

- A Spacious first and second floor maisonette within an attractive period building
- Ground floor entrance
- Large living room
- Separate modern fitted kitchen
- Bathroom
- Master bedroom on the upper floor
- Further double bedroom on half landing
- Share of Freehold and close to Brighton station

Tenure: Leasehold EPC Rating: Awaited

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.

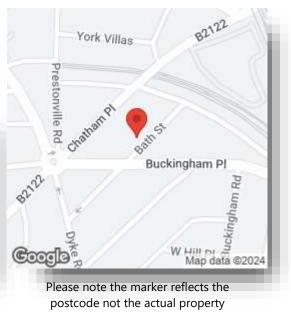
offers in excess of

£375,000









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Property Ref: BHF113438 - 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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