



Bath Street, Brighton BN1 3TB

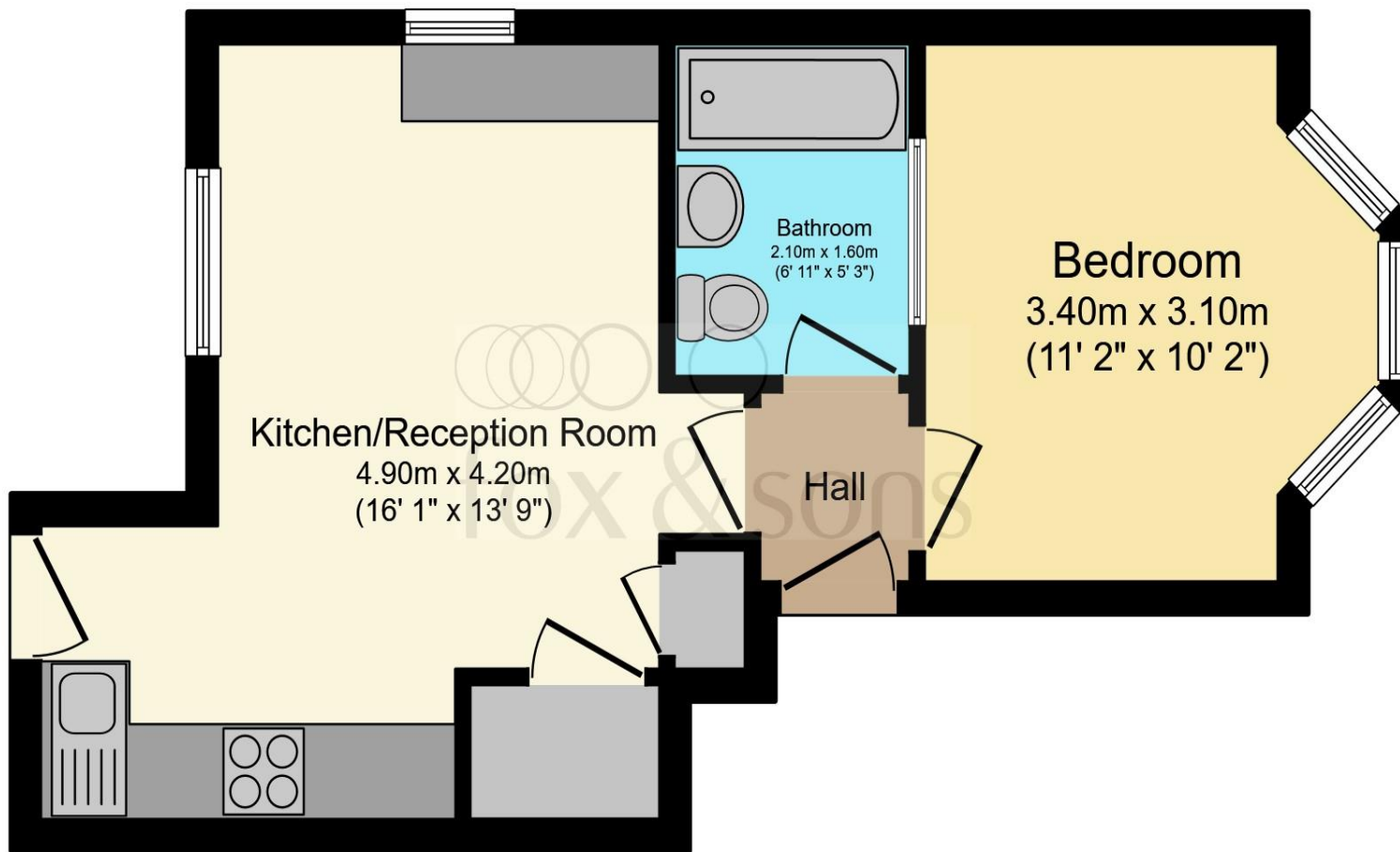
GUIDE PRICE £280,000 - £300,000. A bright one bedroom raised ground floor apartment with an above average size garden in a popular location close to Seven dials shopping area and Brighton station.

welcome to

Bath Street, Brighton

An attractive raised ground floor apartment with larger than average rear garden in a popular location close to Seven dials area of Brighton and within easy walking distance of Brighton station. The accommodation comprises of a bright open plan living/kitchen area which leads onto the garden, a modern bathroom and a good size double bedroom. Seven dials area is a particularly sought after area of Brighton, with its wide range of independent shops, bars, cafes and restaurants.





Total floor area 32.7 m² (352 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

- Bright raised ground floor apartment
- Open plan living room and kitchen area
- Bathroom with modern suite
- Double bedroom
- No onward chain
- Close to Brighton station
- Close to Seven dials
- Large private rear garden

Tenure: Leasehold EPC Rating: D

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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF112525



Property Ref:
BHF112525 - 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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