



## Temple Street, Brighton BN1 3BH

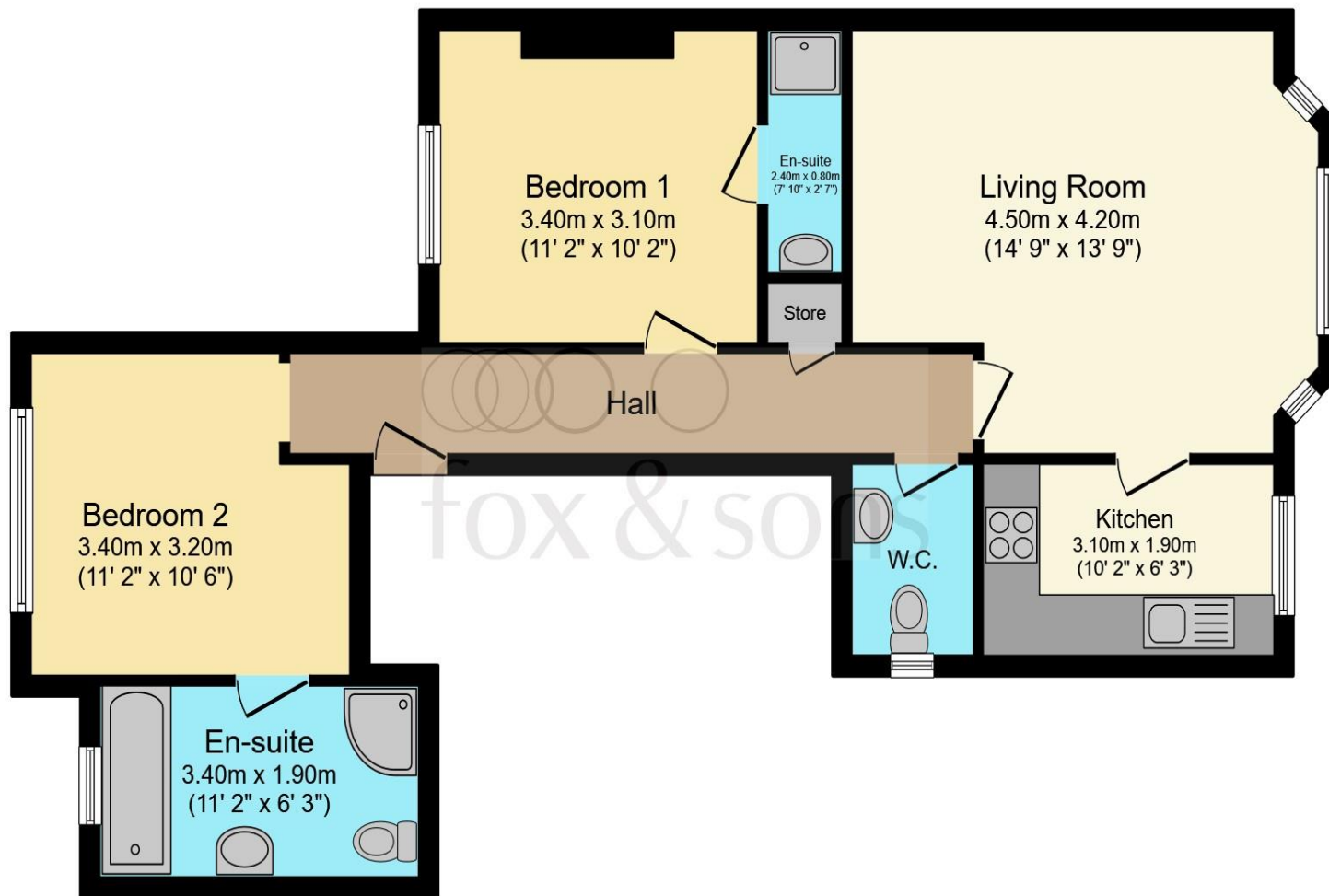
GUIDE PRICE £400,000 - £425,000. Bright and spacious first floor apartment in a quiet yet central position.

**welcome to**

## **Temple Street, Brighton**

A bright and spacious first floor apartment within an attractive Victorian end of terrace building. The accommodation benefits from a large living room, separate kitchen, two double bedrooms, both en-suite and a share of the freehold. Temple street is a popular and quiet no through road, centrally located within a few hundred metres of Western Road shopping thoroughfare with its wide range of independent shops, bars and restaurants and Waitrose, Sainsburys and Tesco supermarkets.





Total floor area 66.3 m<sup>2</sup> (713 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](http://www.focalagent.com)

welcome to

## Temple Street, Brighton

- Spacious first floor apartment
- Attractive red brick Victorian end of terrace building
- Large living room with high ceilings and West facing bay window
- Separate modern fitted kitchen
- Two large bedrooms
- Both en-suite
- Central yet quiet location
- Share of Freehold

Tenure: Leasehold EPC Rating: E

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

**£400,000 - £425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BHF113548](https://fox-and-sons.co.uk/Property/BHF113548)



Property Ref:  
BHF113548 - 0005

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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