

Bartholomews, Brighton BN1 1HG

A rare Grade II 4 storey terraced house steps from the sea and the Brighton Pier.



welcome to

Bartholomews, Brighton

This fabulous three-bedroom freehold house lies in the centre of Brighton Laines. This is a super unique home, outfitted to a high standard with many quirky features. Located one minute from the sea and Brighton Pier, this is the perfect and a delightful home, or as a high yielding rental investment. As you enter the property on the ground floor you have the living space which includes wooden flooring throughout, featuring a fireplace & mirrored wall.



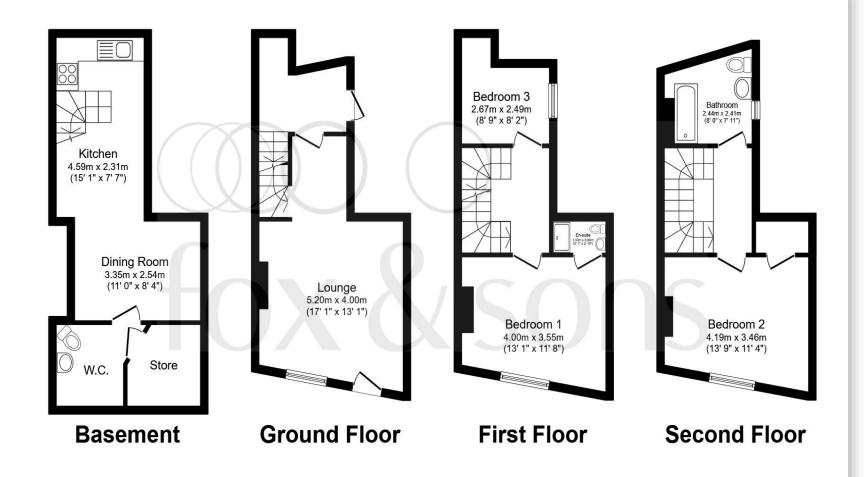












The lower ground floor is where the kitchen/dining space is with lots of storage, new electric hob, dishwasher, washer dryer and lots of workspace. The dining space is great for entertainment and has ample utility/storage On the upper floors there are three bedrooms, the master having a walk-in wardrobe, the second having an ensuite wet room and a further family bathroom with flower wall. The property benefits from having underfloor heating throughout, new hot water heater, roof restoration and is sold with no onward chain.

Total floor area 107.0 sq. m. (1,152 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). Plan produced for Fox & Sons Powered by www.focalagent.com

welcome to

Bartholomews, Brighton

- A fabulous four story, three bedroom town house
- Stylish designed throughout
- Situated in the south laines
- Patio Garden
- Contemporary and high specification fully fitted kitchen and dining area
- Utility/storage area and under floor heating
- Sold with no onwards chain

Tenure: Freehold EPC Rating: E

£750,000





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Property Ref: BHF113587 - 0004 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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Please note the marker reflects the postcode not the actual property

fox & sons



01273 777000

westernrd@fox-and-sons.co.uk

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



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