



Borough Street, Brighton BN1 3BG

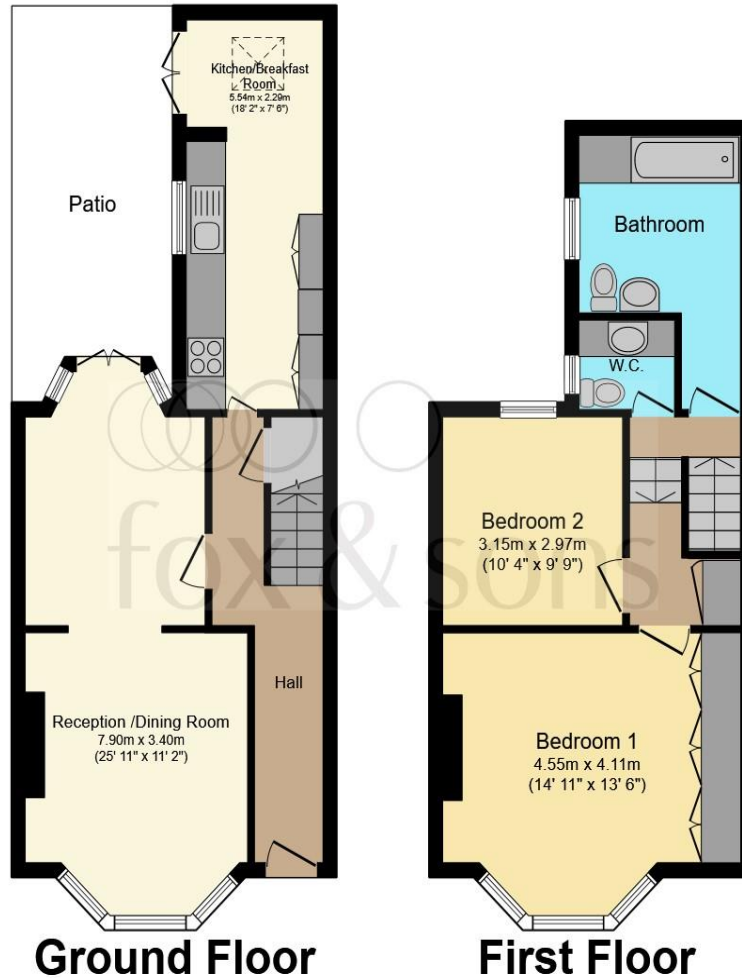
This impeccable period house comprises of a large living room formerly two rooms with a log burner and French doors onto a westerly courtyard garden, extended kitchen/dining room has a range of modern kitchen units and appliances with access onto the courtyard via bi-folding doors.

welcome to

Borough Street, Brighton

An impeccably maintained and extended period house on a popular one way street in central Brighton, The property is on the favoured west side of the street with a well kept front garden setting the house back from the pavement. The accommodation comprises of an entrance hallway with useful storage, a large living room formerly two rooms with a log burner and French doors onto a westerly courtyard garden.





The extended kitchen/dining room has a range of modern kitchen units and appliances with access onto the courtyard via bi-folding doors.

On the first floor there are two spacious bedrooms and a generous bathroom.

Borough street is a popular residential street with a strong community feel, quiet in spite of the proximity to a wide range of independent shops, bars, coffee shops and restaurants on Western Road shopping thoroughfare.

Also within easy reach is Waitrose supermarket and a wide range of retail out lets at Churchill Square shopping centre and the world renowned North and South Laines.

Total floor area 83.2 m² (896 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

Borough Street, Brighton

- Freehold house
- Front garden
- Large living room formerly two rooms with log burner
- French doors opening onto a westerly courtyard garden.
- Modern kitchen with full appliances
- Two spacious bedrooms
- Generous bathroom
- Close to Churchill Square

Tenure: Freehold EPC Rating: D Council Tax Band: E

offers over

£650,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF113889



Property Ref:
BHF113889 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01273 777000



westernrd@fox-and-sons.co.uk



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



fox-and-sons.co.uk