



Braemar House Norfolk Road, Brighton BN1 3AR

A well presented two bedroom lower ground floor apartment within a popular purpose built block. Norfolk Road is a centrally located position on a one way street, adjacent to Western Road shopping thoroughfare within easy reach of shops, bars, restaurants and Waitrose supermarket.

welcome to

Braemar House Norfolk Road, Brighton

A two bedroom apartment in a popular residential block in a fantastically central position adjacent to Western road shopping thoroughfare. Norfolk Road is a fantastic position for first time buyers and investors alike, with a huge variety of shops, bars, coffee shops and restaurants all on your doorstep as well as Waitrose supermarket. Brighton seafront is within 200 meters and Brighton mainline railway station is no more than a 10 minute walk away. The accommodation comprises of a long entrance hallway, Large living room, separate kitchen, bathroom and two double bedrooms.





Total floor area 62.0 sq.m. (668 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

Braemar House Norfolk Road, Brighton

- Spacious purpose built apartment
- Large entrance hallway
- Living room
- Separate fitted kitchen
- Two double bedrooms
- Bathroom
- Popular central location
- Remainder of a 999 year lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280.000



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
BHF113858 - 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.

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.



01273 777000



westernrd@fox-and-sons.co.uk



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



fox-and-sons.co.uk