

# **Basement Flat Prestonville Road, Brighton BN1 3TL**

Two bedroom lower ground floor apartment with courtyard garden in popular residential road close to Seven Dials.

#### welcome to

## **Basement Flat Prestonville Road, Brighton**

An extremely well presented two bedroom lower ground floor apartment with Courtyard garden, within walking distance of the popular Seven dials shopping thoroughfare and Brighton mainline railway station. The property comprises; two bedrooms, one with ensuite, an open plan kitchen/living area with doors onto the courtyard garden and a separate wet room.

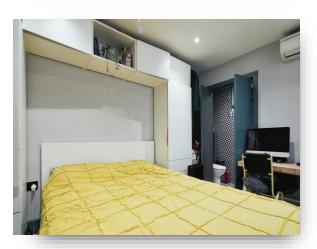














Total floor area 52.7 sq.m. (568 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### welcome to

## **Basement Flat Prestonville Road, Brighton**

- Spacious lower ground floor apartment
- Own Street entrance
- · Large open plan living room and kitchen area
- Two double bedrooms
- Courtyard garden
- Close to Brighton station
- Seven Dials shopping thoroughfare nearby

#### 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.

#### offers in excess of

## £400,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BHF114010 - 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.



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