

Second Floor Flat Oriental Place, Brighton BN1 2LJ

A second floor two bedroom apartment within an attractive Grade II Regency Building adjacent to Brighton seafront.

welcome to

Second Floor Flat Oriental Place, Brighton

A bright and spacious second floor apartment in a central position adjacent to Brighton seafront. The accommodation comprises of living room, separate fitted kitchen, bathroom and two bedrooms. There are pleasant elevated views front and rear. The property has the added benefit of a share in the freehold. Oriental Place is an attractive Regency road adjacent to Brighton seafront. A large array of shops, cafes and restaurants can be found on your doorstep along with a large Waitrose supermarket.















Total floor area 55.2 m² (594 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

Second Floor Flat Oriental Place, Brighton

- Bright and spacious apartment within attractive Regency building
- Two bedrooms
- Living room
- Separate kitchen
- Bathroom
- Share of freehold
- **Central Heating**
- Must be viewed

Tenure: Leasehold EPC Rating: Exempt

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.

£300,000









Please note the marker reflects the postcode not the actual property



Property Ref: BHF114158 - 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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