

# **Borough Street, Brighton BN1 3BG**



#### welcome to

# **Borough Street, Brighton**

We are delighted to present to the market this stunning three bedroom terraced house set in the sought after Borough Street. Sympathetically modernised throughout while retaining charming Victorian features, this property is ready to move into and enjoy immediately as the ideal family home. Set in the Clifton hill conservation area this property is perfectly located for access to all local amenities and a short walk to Brighton Mainline Station.

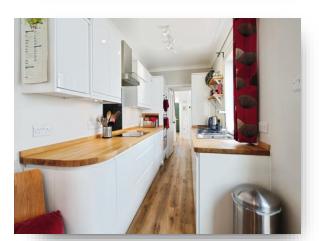














Total floor area 103.7 m<sup>2</sup> (1,116 sq.ft.) approx

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

The property consists of a spacious through lounge dining room with bi-fold doors opening onto the private rear garden, a separate large kitchen with built in appliances. Upstairs you have a large bathroom and a large double bedroom, moving to the top floor you have two more double bedrooms.

This property is a must view to really appreciate everything it has to offer.

#### welcome to

## **Borough Street, Brighton**

- Beautifully presented 3 Bedroom House
- Popular location in central Brighton
- Set within a conservation area
- Private rear garden
- Spacious three storey house.
- Sold with no onward chain
- Short distance to all local amenities
- Short distance to Brighton Mainline Station

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in excess of

£675,000









Please note the marker reflects the postcode not the actual property

### view this property online fox-and-sons.co.uk/Property/BHF114023



Property Ref: BHF114023 - 0011 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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