



St. Nicholas Court St. Nicholas Road, Brighton BN1 3LP

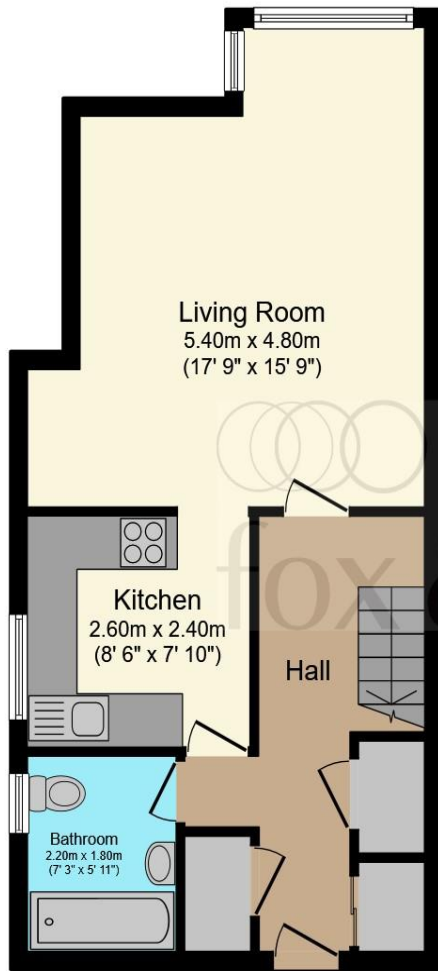
A spacious duplex apartment within easy reach of Brighton station. Large rooms, open plan feel, elevated views and allocated parking space.

welcome to

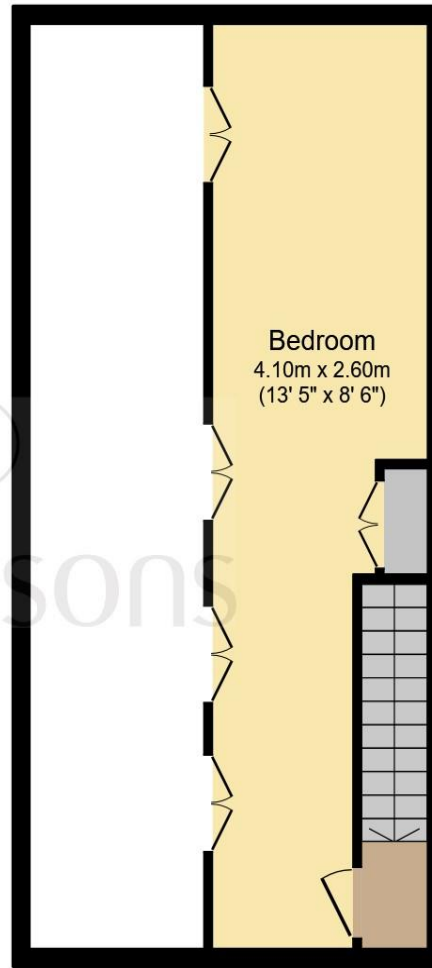
St. Nicholas Court St. Nicholas Road, Brighton

Really unusual upper floor duplex style apartment in a converted Church Hall in St Nicholas Road a quiet yet central road close to Brighton station. The spacious open plan accommodation benefits from a large open plan sitting room, kitchen and bathroom. On the upper floor there is a really good size bedroom. There are elevated rooftop views from every room.





Ground Floor



First Floor

Total floor area 73.1 m² (787 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

St. Nicholas Court St. Nicholas Road, Brighton

- Spacious split level Maisonette
- Stunning converted former Church Building
- Amazing rooftop views over central Brighton to the sea
- Large open plan living space
- Modern fitted kitchen
- Modern bathroom
- Allocated parking space
- Quiet yet central position close to Brighton station

Tenure: Leasehold EPC Rating: C

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.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF113410



Property Ref:
BHF113410 - 0005

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