



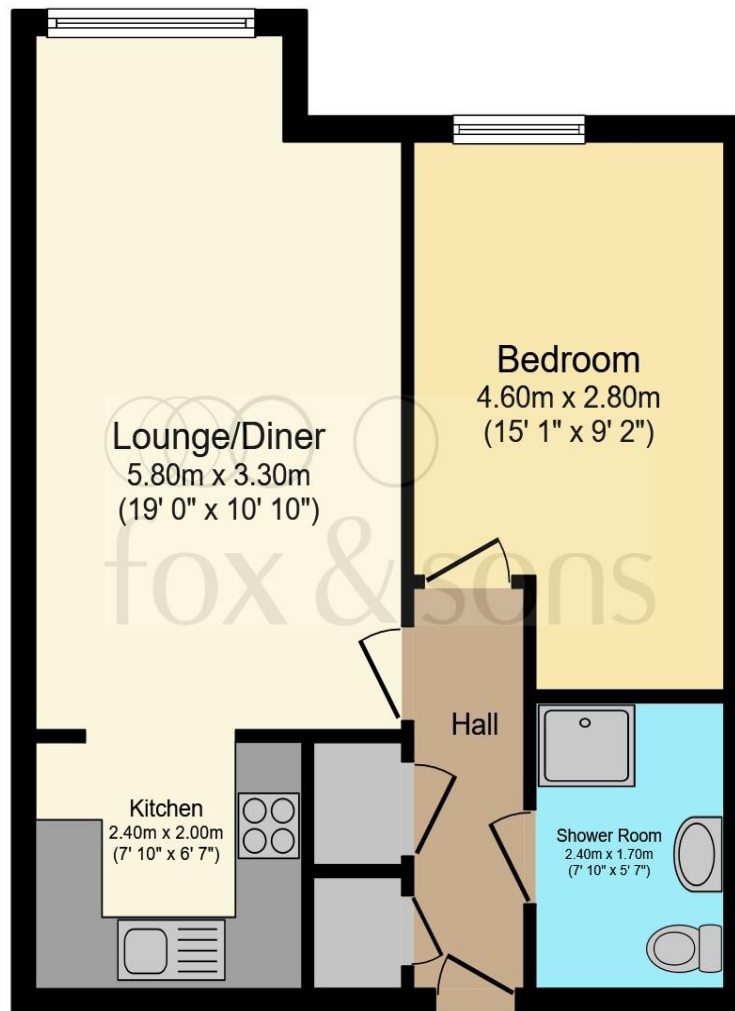
College Court Eastern Road, Brighton BN2 0BF

welcome to

College Court Eastern Road, Brighton

Sold with no onward chain. Retirement flat which has use of residents parking and communal facilities. It has one bedroom and it is located in central Kemptown.





This is a one bedroom retirement flat that is being sold with no onwards chain. The building benefits from having a communal garden residents room and laundry. The property is located on the edge of central Kemp Town. It is conveniently placed with easy access to local shops as well as Brighton Marinas' shop and restaurants. The seafront and Brighton centre are just minutes away too.

Total floor area 46.0 sq.m. (495 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

College Court Eastern Road, Brighton

- One Bedroom
- Retirement Flat
- Lift
- Communal Garden
- Sold With No Chain

Tenure: Leasehold EPC Rating: D

£125,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107038

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.

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.



Property Ref:
KET107038 - 0012


fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2
1AP



fox-and-sons.co.uk

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.