



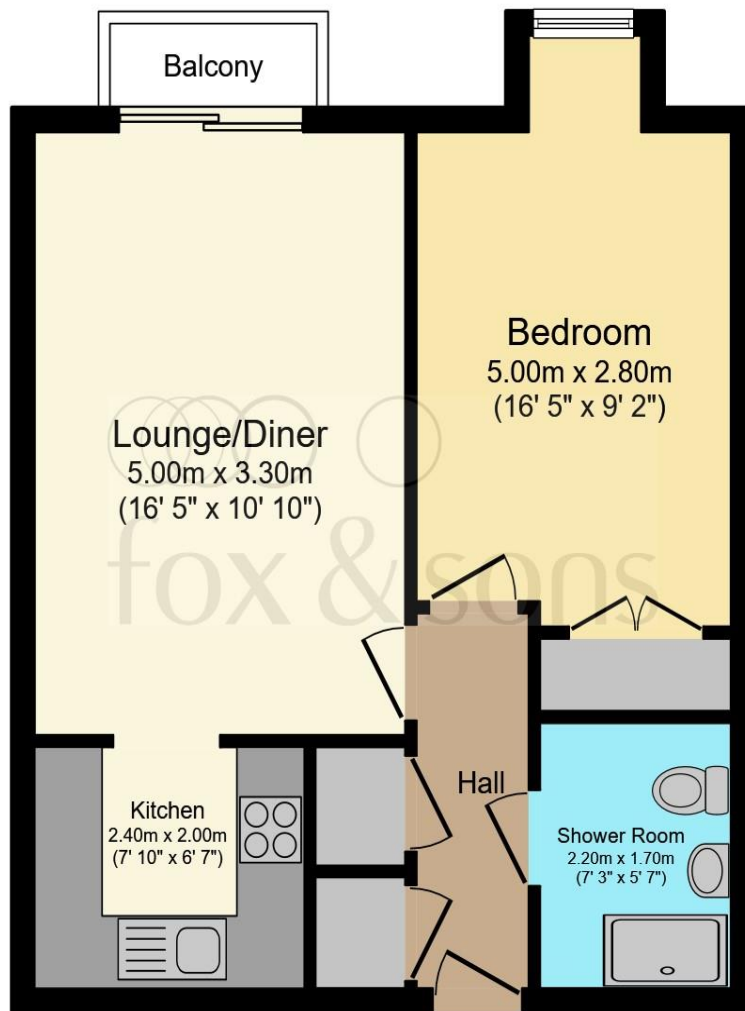
College Court, Eastern Road, Brighton BN2 0BF

welcome to

College Court Eastern Road, Brighton

This is a well presented one bedroom retirement flat with a balcony. Both the kitchen and shower room are modern. The building has many facilities including parking, a residents lounge and south facing conservatory. There is also a guest suite and a laundry room.





Total floor area 44.8 sq.m. (482 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.

This flat is particularly well presented and ready for the next owner to move straight in to. The kitchen is modern and fitted whilst the bath has been replaced for a large shower. The lounge opens onto a balcony.

The building has good facilities including a guest suite, laundry room, on site manager and a large residents lounge which opens onto the south facing conservatory. Outside there is also a great size garden.

Located in Kemp Town village, it is very well placed with easy access to local shops and the post office.

welcome to

College Court Eastern Road, Brighton

- Retirement flat for over 65's
- Double Bedroom
- Balcony
- Modern Kitchen & Shower Room
- Parking

Tenure: Leasehold EPC Rating: D

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 over

£130,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107195



Property Ref:
KET107195 - 0013

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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