

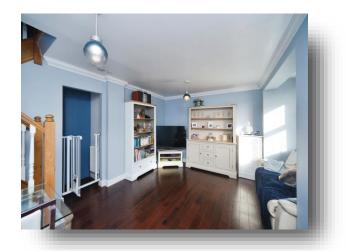




## welcome to

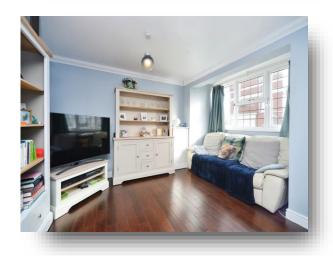
# **Parks View Upper Park Place, Brighton**

Guide Price £400,000-£425,000. Freehold house that is located on the edge of Queens Park. It has two bedrooms, lounge/dining room, newly fitted kitchen and family bathroom. To the front of the property, it has private parking and the owners have solar panels.



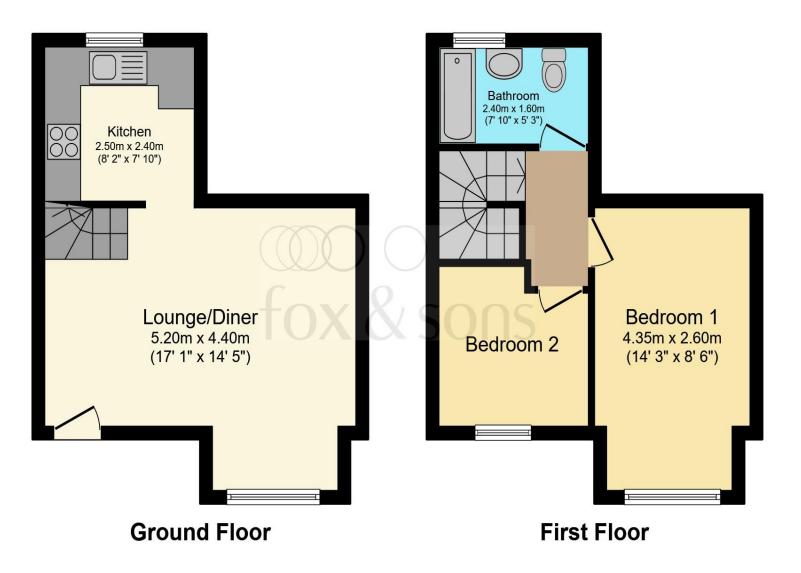












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

This is a rarely available in this price bracket freehold house that private parking and is located in St Luke's Primary School Catchment area.

It is very well presented throughout and would make an ideal first-time family home. The property has two bedrooms, lounge/dining room, newly refurbished kitchen, family bathroom and solar panels.

The house is located on edge of Queens Park, a popular area of Brighton. It is conveniently placed with easy access to local shops as well as Brighton Town Centre and restaurants. The seafront is just a short walk away, whilst The Royal Sussex Hospital are just minutes away too.

### welcome to

## **Parks View Upper Park Place, Brighton**

- Two Bedrooms
- Private Parking
- Very Popular Location
- In St. Luke's Primary School Catchment
- Solar Panels

Tenure: Freehold EPC Rating: B

Council Tax Band: C

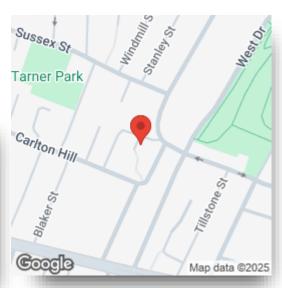
## guide price

£400,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/KET106588



Property Ref: KET106588 - 0006 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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