



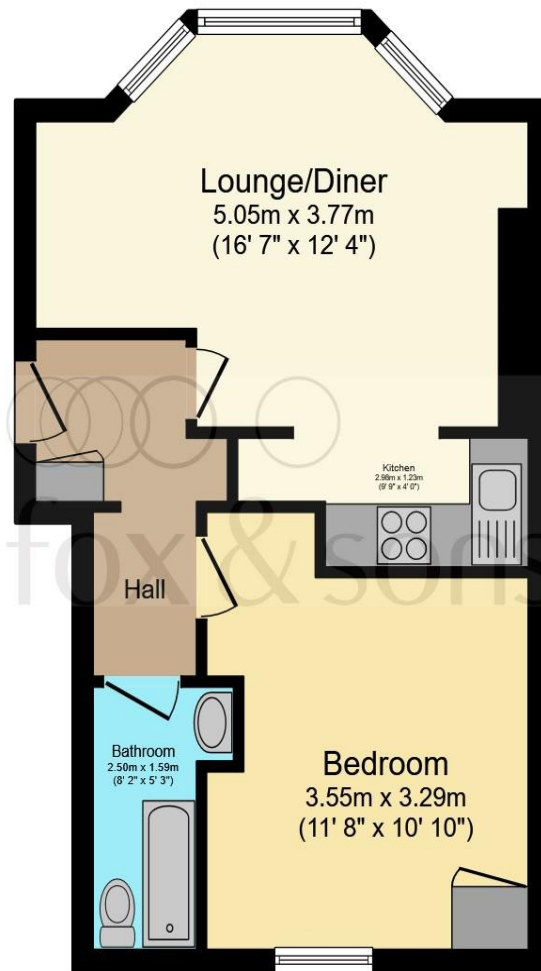
College Road, Brighton BN2 1JB

welcome to

College Road, Brighton

A raised ground floor, one bedroom flat West facing lounge, east facing bedroom in a very popular location. It would make an ideal first time buy or buy to let. Sold With No Onwards Chain.





Raised Ground Floor Flat

Fox and Sons are delighted to offer this raised ground floor converted flat which is being sold with no onwards chain.

It is well presented throughout and would make an ideal first time buy or buy to let.

The lounge is West facing and flooded with natural light. The property is located in the ever popular Kemp Town village.

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 39.5 sq.m. (426 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

welcome to

College Road, Brighton

- Sold With No Onwards Chain
- Rasied Ground Floor Flat
- Ideal First Time Buy
- Central Kemptown Location
- West Facing Lounge

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.

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET102745 - 0003

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.


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