





welcome to

The French Apartments De Courcel Road, Brighton

Guide Price £700,000-£750,000. This charming maisonette is being sold with no onwards chain and measures just under 1,700 sq ft. It has three bedrooms, three bathrooms, parking, private roof terrace, south facing residents gardens, a lift, sea views and comes with a share of the freehold.















Total floor area 156.4 m² (1,683 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

Simply Stunning! In our opinion this is one of the best apartments currently on the market locally. The current owners have spent a large amount of time, money and love to create a 'one of a kind' maisonette.

It measures just under 1,700 sq. ft. comprising of three double bedrooms and three bathrooms, making it hugely versatile. The master bedroom is very spacious, with vaulted ceilings and an ensuite bathroom. The modern open plan lounge, dining area and kitchen have the 'WOW' factor which have to be seen to be believed.

The apartment is flooded with natural light from the south facing windows which offer beautiful views of the extensive communal gardens and also to the sea. It also comes with a private roof terrace! The building has some of the best communal areas and facilities in Brighton including a lift, off street parking and large south facing garden. It is being sold with no onwards chain and comes with a share of the freehold.

The apartment is situated in a great location with close proximity to Brighton Marina, just a short walk from the beach, Soho House, Sea-lanes and Kemptown's local amenities.

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The French Apartments De Courcel Road, Brighton

- Sold With No Onwards Chain
- Share Of The Freehold
- Lift
- Parking
- South Facing Private Gardens and Private Roof Terrace

Tenure: Leasehold EPC Rating: Exempt

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.

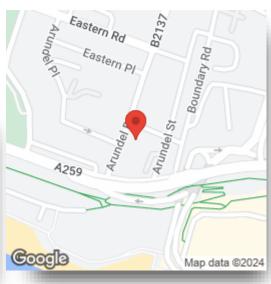
guide price

£700,000-£750,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107523



Property Ref: KET107523 - 0015 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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