



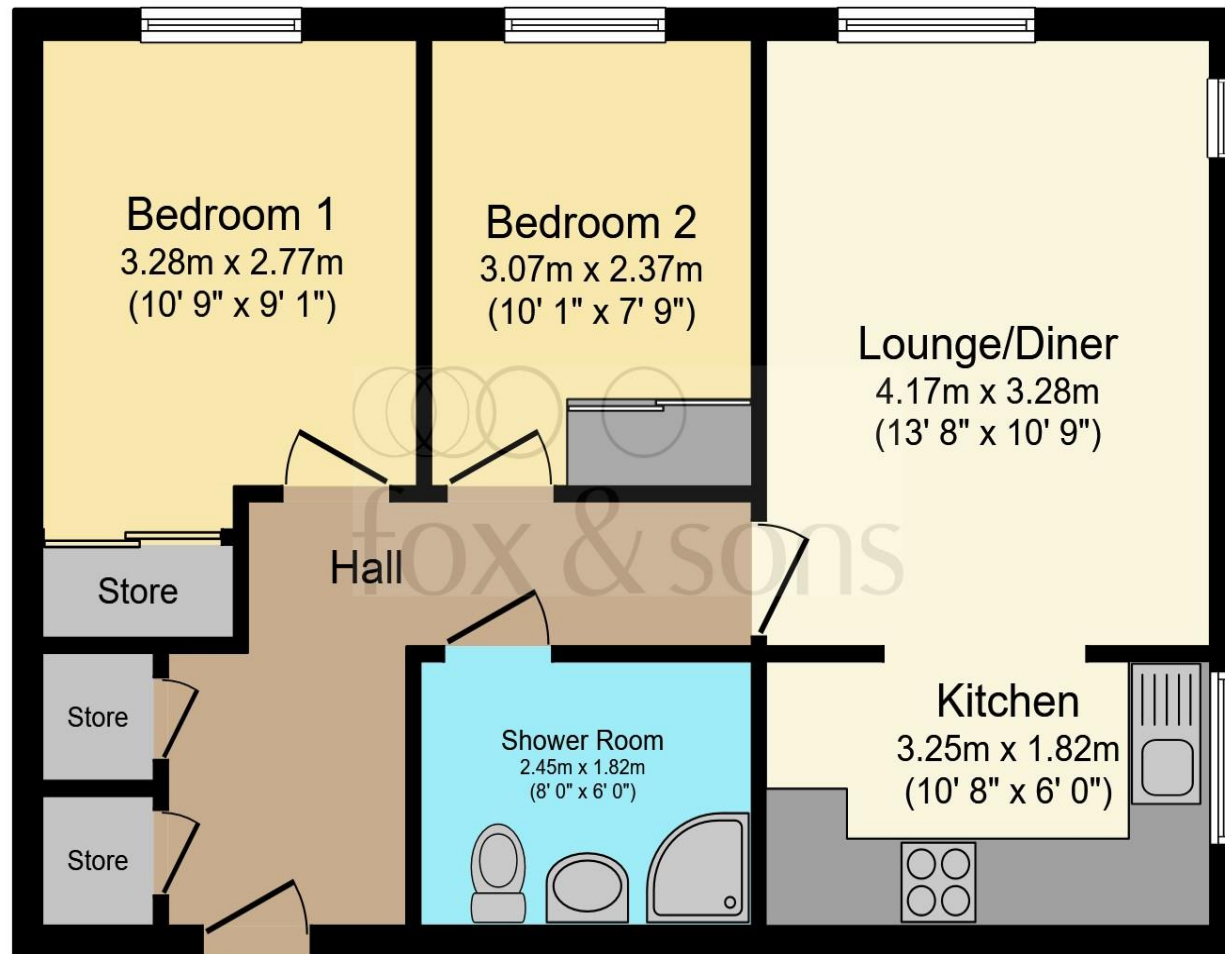
College Court Eastern Road, Brighton BN2 0BF

welcome to

College Court Eastern Road, Brighton

Ground Floor retirement flat with two double Bedrooms, communal parking, a south facing garden and residents lounge. Sold with no onwards chain.





Ground Floor Retirement Flat which is being sold with no onwards chain and has two double bedrooms.

The lounge is a lovely dual aspect room which has plenty of space for a dining table and chairs.

College Court is a very popular retirement block situated in Kemp Town, Brighton. It has great access to many bus routes and locally you can find many cafes and shops including a post office and an award-winning butchers.

The building benefits from communal facilities including; a south facing sun terrace, conservatory, residents' lounge with kitchen facility, underground parking, laundry rooms and visitors' rooms (subject to terms). The block has an on site manager and emergency intercom system.

Total floor area 52.5 m² (565 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 Court Eastern Road, Brighton

- Ground Floor Retirement Flat
- Two Bedrooms
- Central Kemptown Location
- Parking
- South Facing Communal Garden

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.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107227



Property Ref:
KET107227 - 0002

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



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk