



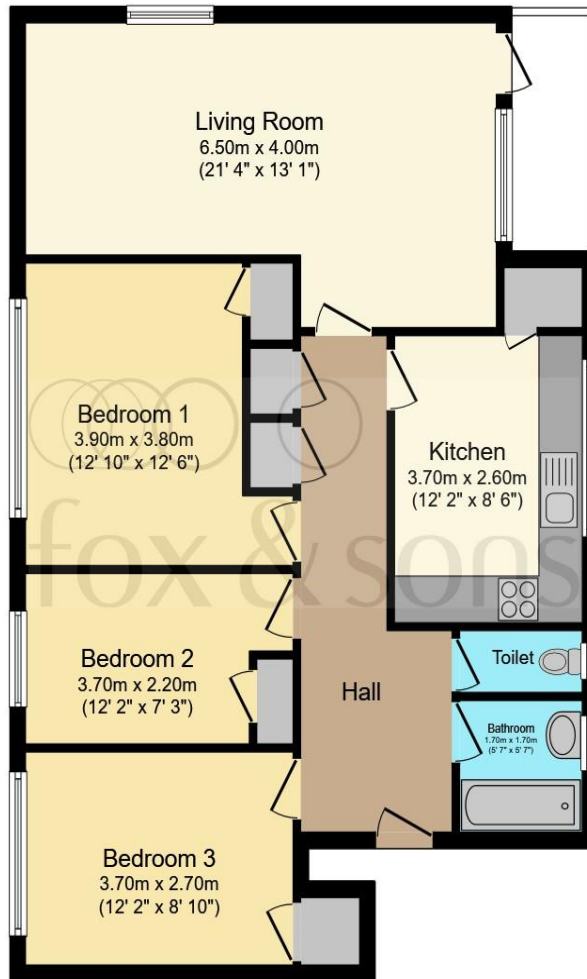
Brockhurst, Swanborough Drive, Brighton BN2 5QF

welcome to

Brockhurst, Swanborough Drive, Brighton

Fox and Sons are delighted to offer this three bedroomed, purpose built flat, modern fitted kitchen, dual aspect large lounge/diner, private south facing balcony which would make an ideal first time buy or buy to let.





Total floor area 87.5 m² (942 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

Three bedroomed flats rarely come to market at this price point and it is sure to prove popular.

All three bedrooms are good sizes and it would make an ideal first time buy for someone that is looking to rent the other two rooms or use one as a home office. The kitchen has been newly refurbished and is beautifully done. The lounge/dining room is a lovely spacious dual aspect lounge flooded with natural light. To the front of the lounge there is access to the private south facing balcony that has amazing views of the surrounding area and of the sea.

The property is located in East Brighton on the edge of Kemp Town. 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.

welcome to

Brockhurst, Swanborough Drive, Brighton

- Three Bedrooms
- South Facing Private Balcony
- Newly Fitted Kitchen
- Large Lounge/Dining Room
- Ideal First Time Buy

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 in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107409



Property Ref:
KET107409 - 0004

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



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