

Egremont Place, Brighton BN2 0GB



welcome to

Egremont Place, Brighton

Fox and Sons are delighted to offer this really well-presented mid-terrace house which Is being sold with no onwards chain. The house has four double bedrooms, two bathrooms and two reception rooms. This property is located between Queens Park and Kemptown Village with the beach just moments away.















Total floor area 136.2 m² (1,466 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

This is a fantastic house which would make an ideal family home or a buy to let investment, which currently rents for over £3,000/month.

It has a very versatile layout, offering the buyer four double bedrooms and two reception rooms, or as a BTL it is currently rented as a 5 bedroomed licenced HMO. Both the bathrooms and the kitchen have a modern finish and the whole property is wellpresented. It also benefits from having period features throughout including high ceilings and feature fireplaces in nearly every room.

Egremont Place is situated within an extremely popular location in the centre of Kemp Town and is also moments away from the popular Queens Park. The shopping centre and the worldfamous lanes both offer accessible shopping opportunities.

Brighton Mainline Railway Station provides direct links to London Gatwick and London Victoria. Brighton Marina is about half a mile away to the east and is host to a wide range of recreational leisure and yachting facilities.

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Egremont Place, Brighton

- Ideal Family Home or BTL Investment
- 4 Double Bedrooms
- Two Bathrooms
- Well-Presented Throughout
- Sold With No Onwards Chain

Tenure: Freehold EPC Rating: D

guide price **£550,000- £600,000**





view this property online fox-and-sons.co.uk/Property/KET105006



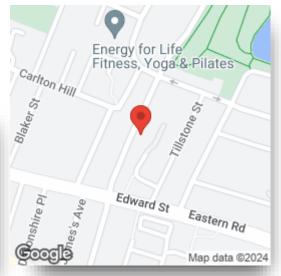
Property Ref:

KET105006 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Please note the marker reflects the postcode not the actual property

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