



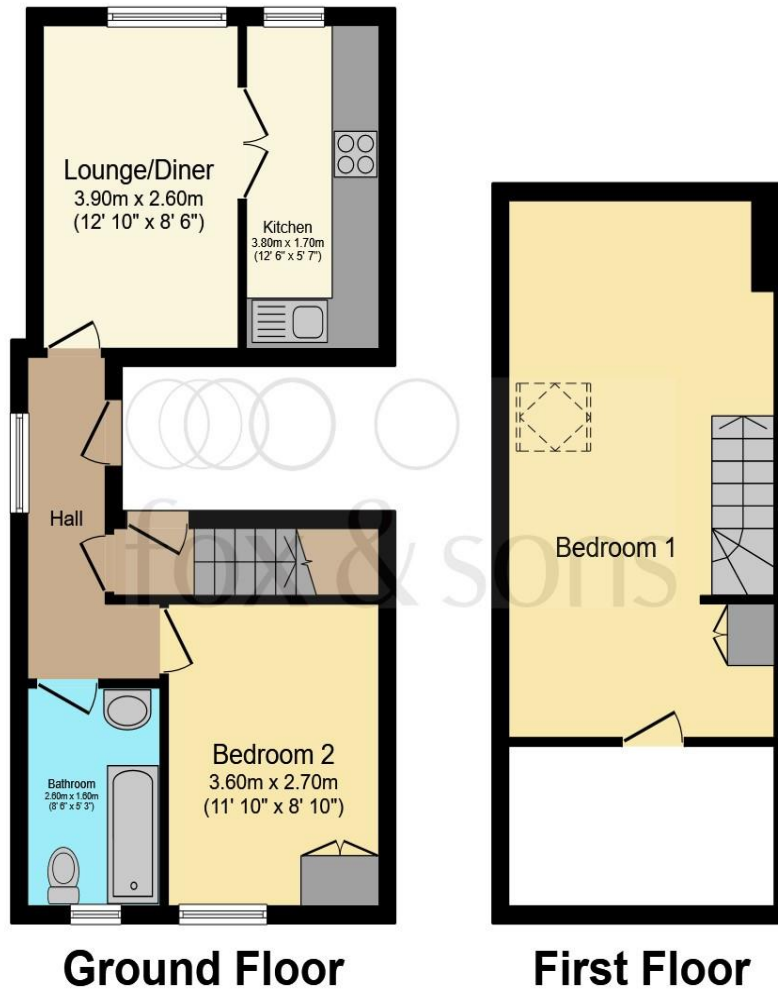
College Road, Brighton BN2 1JB

welcome to

College Road, Brighton

A two-bedroom maisonette which is being sold with no onwards chain and is located in central Kemptown Village. It would make an ideal first time buy and is moments away from the sea.





Fox and Sons are delighted to offer this Two-Bedroomed maisonette which is being sold with no onwards chain.

The top floor bedroom would make an ideal room for a teenage son or daughter as it offers enough space to have a seating area as well as a bed.

It is also flooded with loads of natural light from the south facing window, as well as offering stunning views of the surround area and of the sea! The lounge, kitchen, master bedroom and bathroom are on the lower floor. The maisonette is well presented throughout, and it would make an ideal first time buy.

The property is located in central Kemp Town and 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 61.0 m² (657 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

- Two Bedrooms
- Sold With No Onwards Chain
- Ideal First Time Buy
- Maisonette
- Very Popular Location

Tenure: Leasehold EPC Rating: Awaiting

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.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107590



Property Ref:
KET107590 - 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 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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