



**Bristol Gardens, BRIGHTON BN2 5JR**

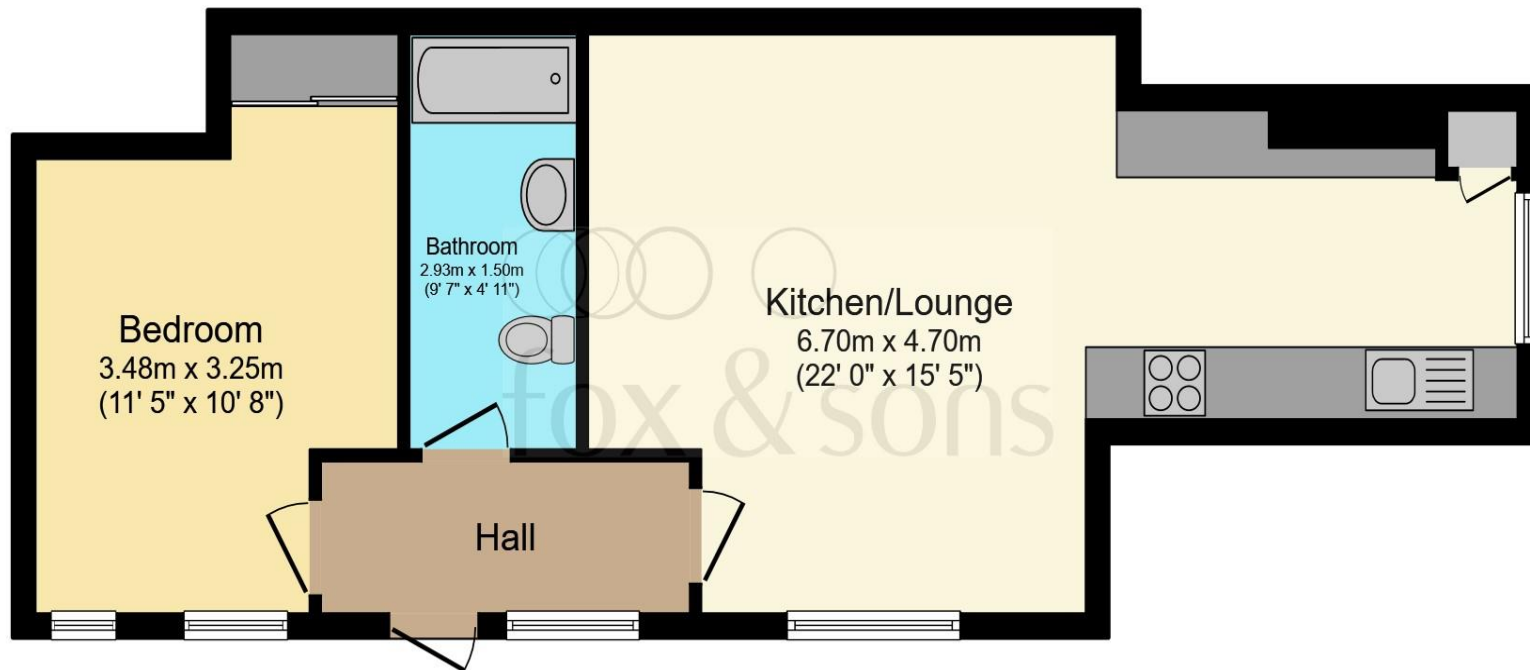


**welcome to**

**Bristol Gardens, BRIGHTON**

A Top floor flat which is being sold with no onwards chain. It would make an ideal first time buy, and comes with access to the Kemptown enclosures!





This is a great top floor flat which is being sold with no onwards chain. It is well presented throughout and would make an ideal first time buy.

The property is located 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.

This flat also comes with access to the Kemptown enclosures. These renowned enclosures offer six acres of private, landscaped gardens. Only the residents of Sussex Square, Lewes Crescent, Arundel Terrace, Chichester Terrace and some of Bristol Gardens have access. The enclosures are located in the East Cliff conservation area, which was constructed in the early 19th Century, and is located within ¼ mile of Brighton Marina. The layout has been designed to offer sheltered mature planting, open grass spaces, picnic areas and uniquely a private tunnel leading down to the esplanade & Brighton Beach, and it is believed that the passage gave Lewis Carroll the idea for the rabbit hole.

Total floor area 53.7 m<sup>2</sup> (578 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](http://www.focalagent.com)

welcome to

## Bristol Gardens, BRIGHTON

- Sold With No Onwards Chain
- Use Of Kempton Enclosures
- Very Popular Location
- Ideal First Time Buy
- Top Floor Flat

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET107389](https://fox-and-sons.co.uk/Property/KET107389)



Property Ref:  
KET107389 - 0004

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