



Eaton Place, Brighton BN2 1EH

welcome to

Eaton Place, Brighton

A top floor flat which has a west facing lounge and a lovely open outlook. Located in central Kemptown and the sea is at the end of the road. It is being sold with no onwads chain and it would make an ideal first time buy.





Fox and Sons are delighted to offer this very well-presented penthouse flat which is being sold with no onwards chain.

It is in a lovely position on the road, giving views down to the sea alongside a lovely open outlook down St Georges Road. The flat has a perfect layout with the bedroom facing East making it ideal for the morning sunrise and the lounge is West facing which is ideal for soaking up all the afternoon sun.

This would make an ideal first time buy and is located in central Kemptown. The sea is at the end of the road and Brighton town centre is not far away.

Total floor area 46.5 m² (500 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

Eaton Place, Brighton

- Penthouse Flat
- East Facing Bedroom
- West Facing Lounge
- Views Of The Sea
- Sold With No Onwards Chain

Tenure: Leasehold EPC Rating: Exempt

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.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107297



Property Ref:
KET107297 - 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.

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