



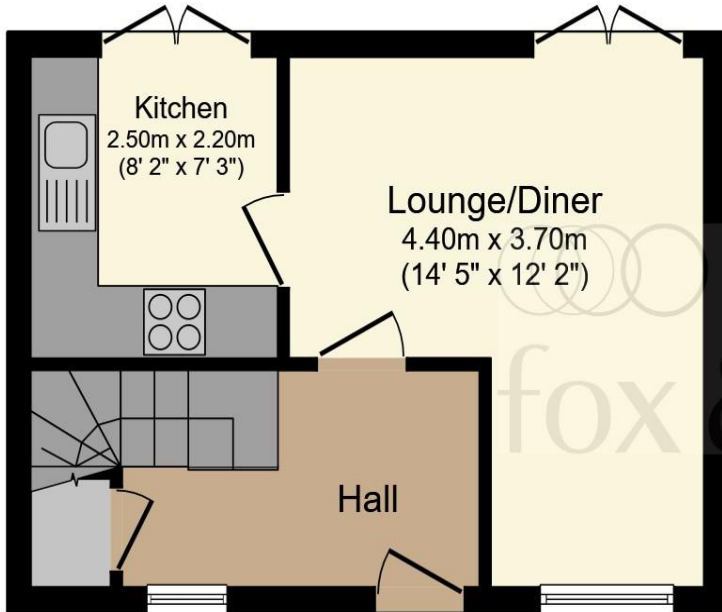
St. Johns Mews, Brighton BN2 1BD

welcome to

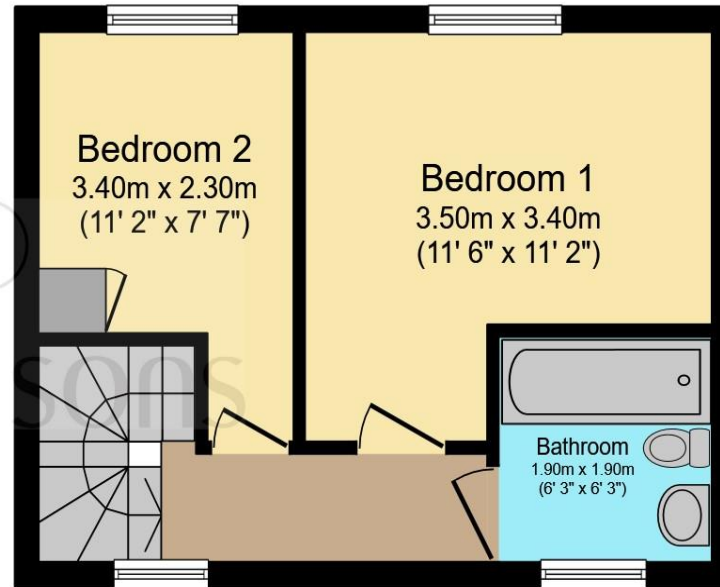
St. Johns Mews, Brighton

A Two-Bedroom, freehold house located within a gated mews with secure gated parking. This property is being sold with no onwards chain, and is competitively priced in a very popular central Kemptown location.





Ground Floor



First Floor

Total floor area 52.8 m² (568 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

Rarely do freehold houses at this pricing point, located in central Kempton come to market.

The house is being sold with no onwards chain and has a private parking space which can also be used as a south facing patio seating area.

Nearly every room has a south facing window, meaning the house is flooded with natural sunlight.

The lounge has plenty of space for a dining table and chairs. The lounge and kitchen leads nicely onto the mews courtyard which has lots of natural sunlight.

Located just off the seafront in a private gated mews and just a stone's throw away from the sea, the cafes, and restaurants of Kemp Town.

welcome to

St. Johns Mews, Brighton

- Freehold House
- Central Kemptown Location
- Gated Mews
- Private Parking Space
- Sold With No Onwards Chain

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET106564



Property Ref:
KET106564 - 0006

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.



fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk