



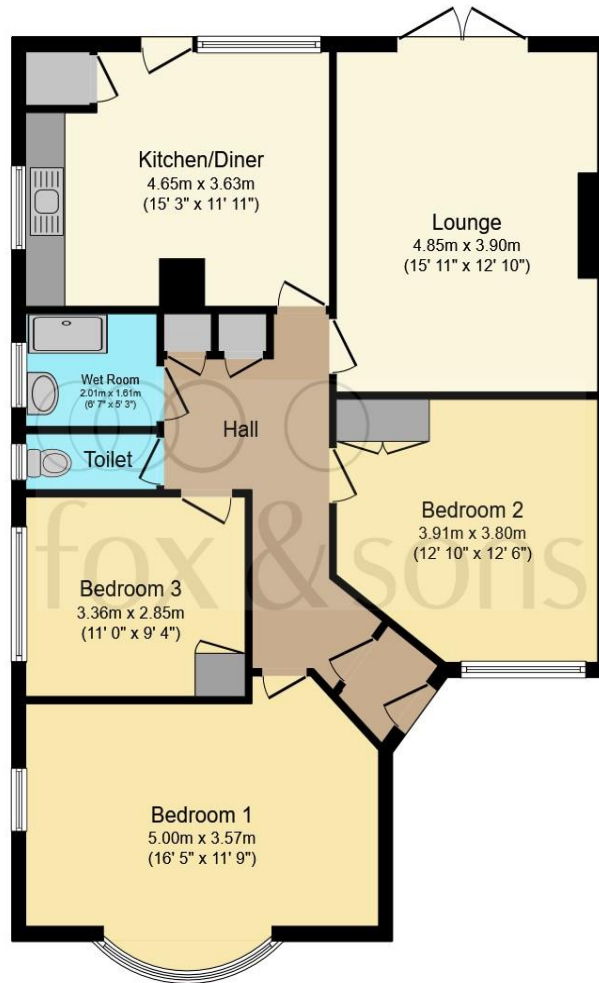
Swanborough Drive, Brighton BN2 5PJ

welcome to

Swanborough Drive, Brighton

Guide Price £375,000 - £400,000. A semi-detached three-bedroom bungalow with a rear garden and a shared driveway on the outskirts of Brighton. Situated in a quiet residential area, this property features large rooms and provides a wonderful opportunity to extend, make it your own and add value.





Total floor area 98.2 m² (1,057 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

Agents Note - It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Located to the East of Brighton, Swanborough Drive is a very popular area with families. It is surrounded by nearby downland and is a short distance from Brighton Marina.

Kemp Town itself has a thriving cosmopolitan atmosphere surrounding St George's Road, being the heart of the Kemp Town Village.

The shopping centre at Churchill Square and surrounding shopping facilities situated within Brighton city centre are easily accessible as is the London to Brighton Road, the A23.

Local bus routes can be found on the seafront road offering transport to Brighton centre and areas beyond.

welcome to

Swanborough Drive, Brighton

- Semi-detached bungalow
- 3 bedrooms
- Lounge & kitchen/diner
- Wet room & seperate wc
- Chain free

Tenure: Freehold EPC Rating: D

guide price

£375,000-£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107708



Property Ref:
KET107708 - 0003

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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