



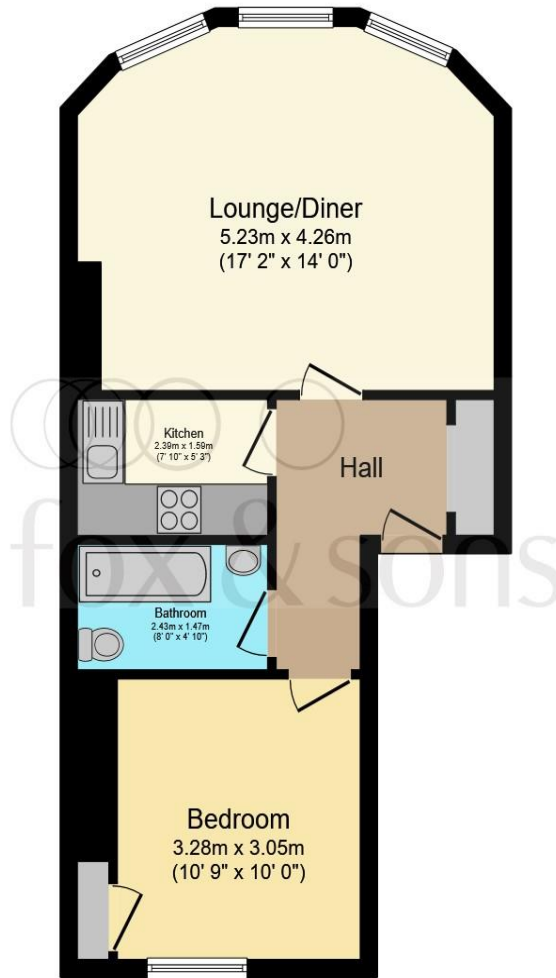
Eaton Place, Brighton BN2 1EH

welcome to

Eaton Place, Brighton

A beautifully presented, one bedroom flat with a West facing lounge, an East facing bedroom, and the sea at the end of the road! It is located in central Kemptown and would make an ideal first time buy. This flat is being sold with no onward chain and a share of the freehold.





Total floor area 47.2 m² (508 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

Fox and Sons are delighted to offer this beautifully presented one bedroom converted flat.

It comes with a share of the freehold and is being sold with no onwards chain.

The lounge is West facing and allows plenty of space for a dining table and chairs.

The bedroom is East facing so is perfect for soaking up all of the morning sun.

The property is located in a popular area of central Kemptown. It is conveniently placed with easy access to the seafront, which is at the end of the road, and can be seen from the lounge! It is also close to Brighton Marina's shops and restaurants, and Brighton town centre.

welcome to

Eaton Place, Brighton

- Sold With No Onwards Chain
- West Facing Lounge
- Moments From The Sea
- Very Popular Location
- Share Of The Freehold

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.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107768



Property Ref:
KET107768 - 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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