



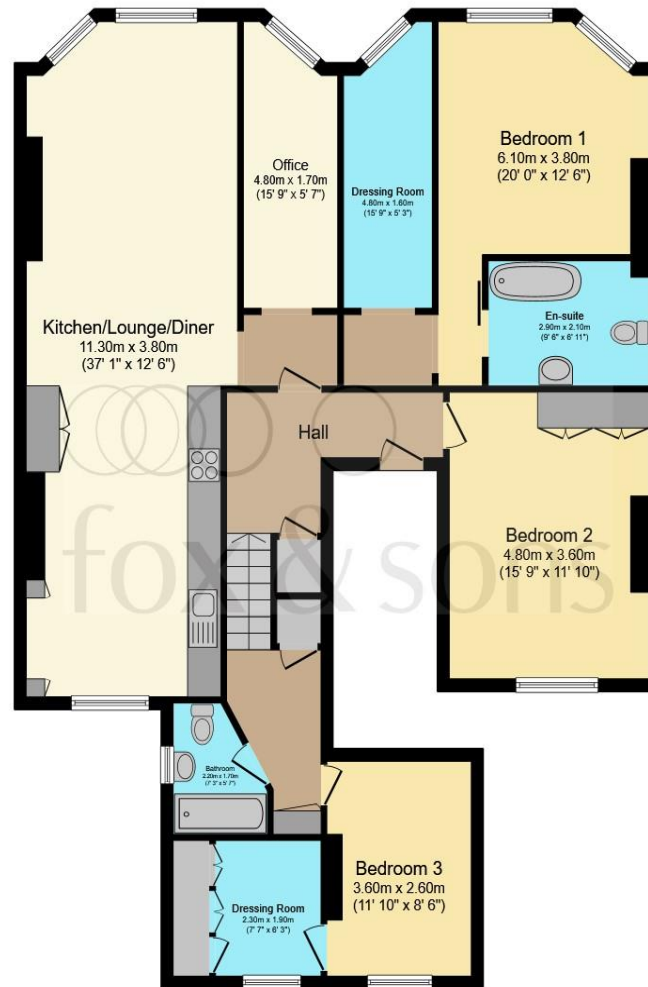
Eaton Court Eaton Place, Brighton BN2 1EG

welcome to

Eaton Court Eaton Place, Brighton

An amazing three-bedroom apartment measuring approximately 1500 sq.ft. It has been completely re-modelled to include a stylish, modern 37' kitchen/diner, and a fabulous master bedroom with an en-suite and dressing room! There are two further bedrooms one of which has a dressing room as well.





Set just a few roads in from Brighton beach in the popular Kemptown Village area, this is an exceptional flat with a great mix of period features mixed with period charm. Spanning an entire floor of this grand building it has been cleverly arranged to make the most of its 1500 sq.ft.

There are three bedrooms, the master suite is found to the front of the building with both high ceilings and large windows. It also has a designer bathroom and dressing room! To the rear of the building is another bedroom which also has a dressing room and easy access to its own bathroom.

Total floor area 135.4 m² (1,457 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 Court Eaton Place, Brighton

- 1500 sq ft Refurbished Apartment
- 3 Bedrooms
- 37' Lounge Diner
- Master Suite With Dressing Room
- No Onwards Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in the region of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107868



Property Ref:
KET107868 - 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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