



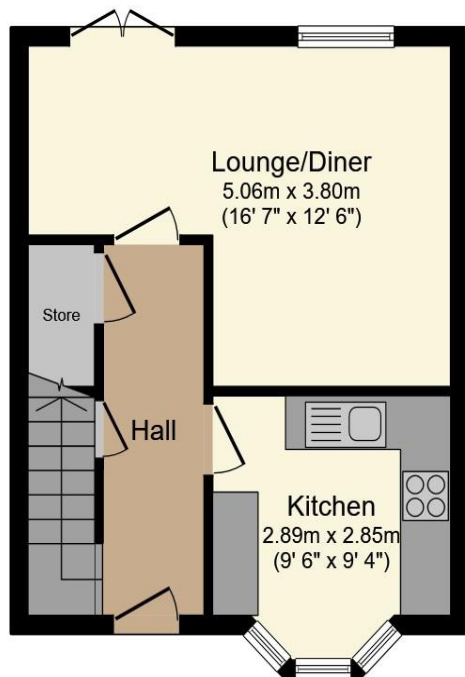
Van Alen Mews, Camelford Street, Brighton, BN2 1WQ

welcome to

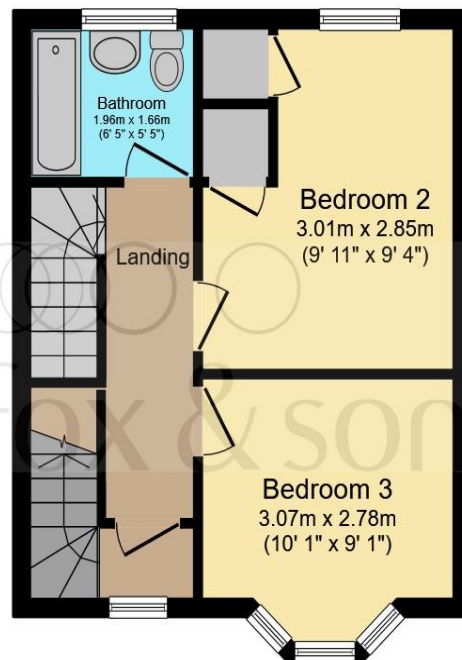
Van Alen Mews, Camelford Street, Brighton

One of only four mews houses, this property is being sold with no onwards chain. The house has three bedrooms, a West facing garden, private off street parking, a modern fitted kitchen, a family bathroom and ensuite to the master bedroom. This is found just moments from the sea.

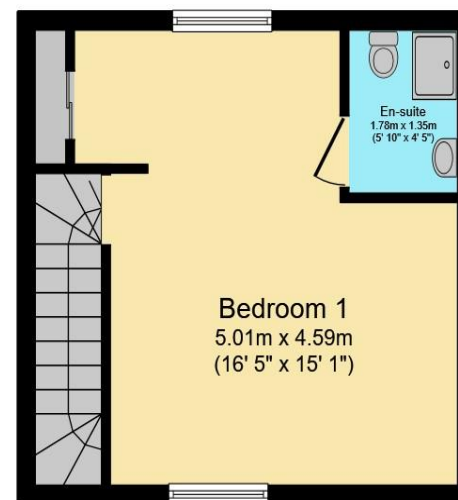




Ground Floor



First Floor



Second Floor

Total floor area 91.2 m² (981 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 rarely available modern mews house found in the heart of Kempton and next to Brighton Seafront.

This property offers secure off-road parking and is being sold with no onwads chain.

It is set in the prestigious Van Alen development and has a modern interior, arranged over three storeys featuring a large living/dining room, separate fully fitted kitchen, two double bedrooms and a spacious master suite.

Outside, a west-facing garden provides plenty of natural sunlight.

GUIDE PRICE £600,000 - £650,000

welcome to

Van Alen Mews Camelford Street, Brighton

- Gated Mews House
- Sold With No Onwards Chain
- Three Double Bedrooms
- Residents Concierge Service
- Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£600,000-£650,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107842



Property Ref:
KET107842 - 0004

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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