



Firle Road, Brighton BN2 9YH

welcome to

Firle Road, Brighton

Offers in Excess of £425,000 A semi-detached family home which is being sold with no onwads chain. The property has three double bedrooms, private off-street parking, two bathrooms, a modern fitted kitchen, a utility room, and a large garden. It is very close to popular schools and Queens Park.





Total floor area 88.6 m² (954 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

This very well-presented semi-detached house is being sold with no onwads chain. It has been extended to the side and rear to create just under 1000 sq ft of floorspace which includes three double bedrooms, two bathrooms, a utility room and stunning ground floor living space.

To the front of the property there is private off-street parking, and to the rear there is a large garden making it an ideal family home.

Firle Road is in a popular location for families and is within a short walk of Queens Park with its recreation ground and tennis courts. The city centre, seafront and South Downs are also easily accessible. Schools are well represented close by including Queens Park Primary School and St Luke's Primary School.

welcome to

Firle Road, Brighton

- Ideal Family Home
- Extended
- Just Under 1000sq ft
- Very Popular Location
- Sold With No Onwards Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£425,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107746



Property Ref:
KET107746 - 0005

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



kempton@fox-and-sons.co.uk



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



fox-and-sons.co.uk