



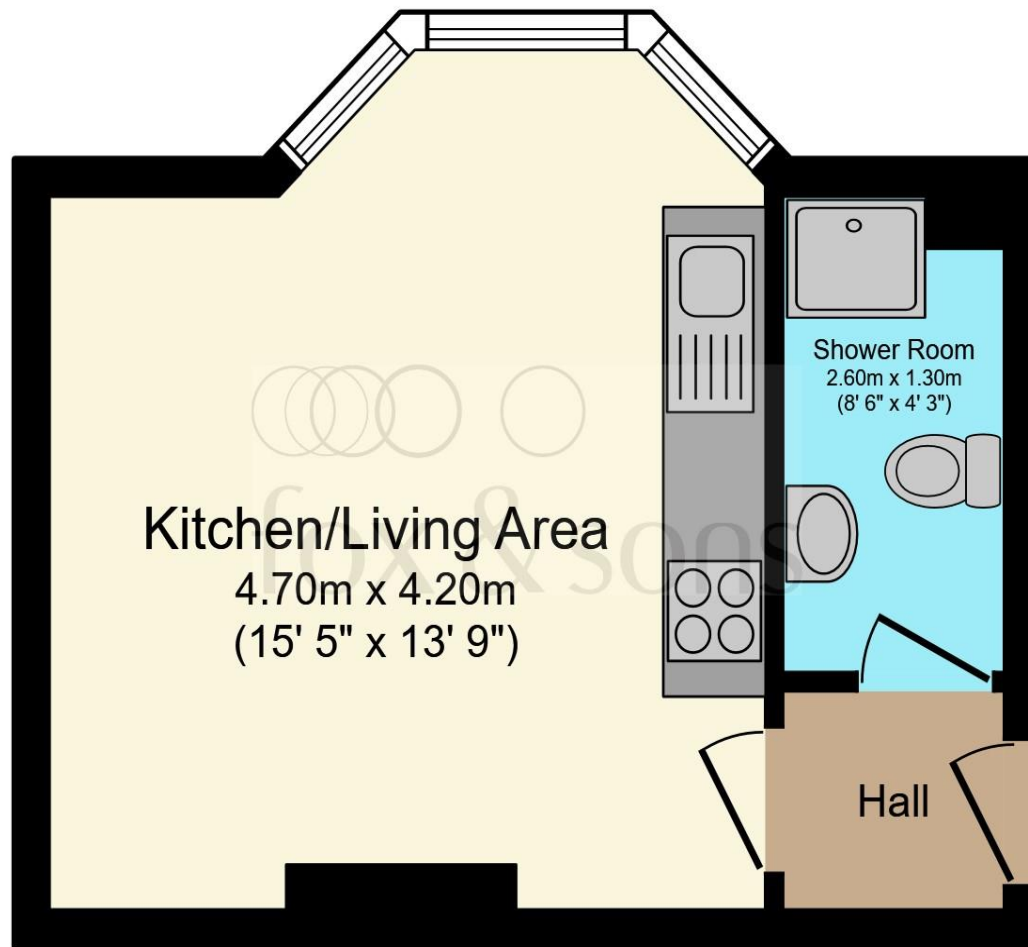
College Road, Brighton BN2 1JB

welcome to

College Road, Brighton

An ideal first time buy or weekend home which is being sold with no chain. Located in central Kemptown just inland from the beach, this is a fantastic, raised ground floor studio flat.





A beautifully presented raised ground floor studio flat which has a modern fitted kitchen and bathroom.

The studio room has a west facing bay window which allows lots of natural light. It also has high ceilings and a built-in sleeping area.

It would make an ideal first time buy or weekend home.

The property is located on the edge of central Kemp Town. It is conveniently placed with easy access to local shops as well as Brighton Marinas' shop and restaurants. The seafront and Brighton centre are just minutes away too.

Total floor area 23.5 m² (253 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

College Road, Brighton

- Raised Ground Floor
- Chain Free
- Central Kemptown Location
- Beautifully Presented
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 825.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107887



Property Ref:
KET107887 - 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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