



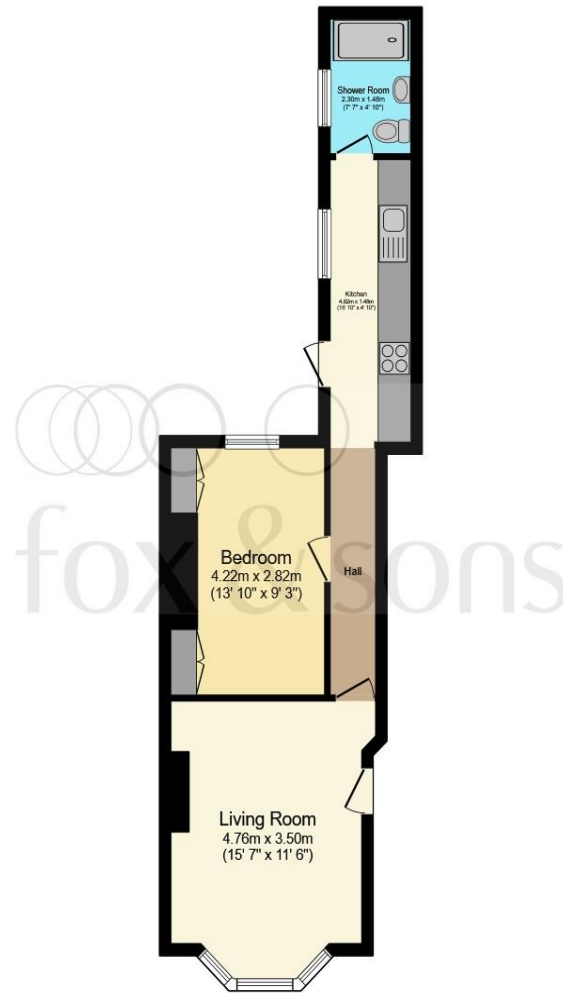
Ground Floor Flat Egremont Place, Brighton BN2 0GB

welcome to

Ground Floor Flat Egremont Place, Brighton

Ground floor converted flat with private garden and beautiful finish throughout. The flat is in a great location, right next to the highly sought after area of Queens Park and is just moments away from central Kemptown village. Brighton seafront and town centre are moments away as well.





This is a stunning ground floor flat which is being sold with no onwards chain. It would make an ideal first time buy or holiday let due to an amazing location with Queens Park at the top of the road and the sea at the end. The finish throughout has the 'WOW' factor and it is sure to prove popular.

Total floor area 42.7 m² (460 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

Ground Floor Flat Egremont Place, Brighton

- Ground Floor Flat
- Private Garden
- Stunning Finish Throughout
- Ideal Frist Time Buy
- Sold With No Onwards Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A 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.

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET104658



Property Ref:
KET104658 - 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.

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