



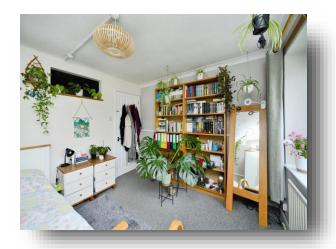


### welcome to

# **Tilsmore Findon Road, Brighton**

This is a beautifully presented purpose built flat which is located in a very popular location. It is being used as a three-bedroom flat currently and would appeal to different types of buyers, including a first-time buyer or a family.



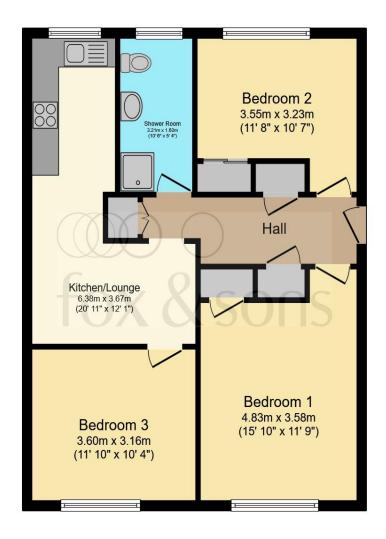












#### Total floor area 70.2 m<sup>2</sup> (755 sq.ft.) approx

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 is a lovely purpose built flat which offers flexible living space and would make an ideal first time buy or family home.

Originally designed as a two-bedroom property, it is currently arranged to provide three bedrooms, showcasing its versatile layout. The flat is also flooded with natural light with many of the rooms enjoying a desirable Southwest facing aspects.

Situated on Findon Road, to the East of Brighton, the property enjoys a convenient location with excellent access to main roads as well as to Brighton Marinas' shops and restaurants, and Brighton town centre.

#### welcome to

# **Tilsmore Findon Road, Brighton**

- Two/Three Bedrooms
- Ideal First Time Buy
- Lovely Views
- Well-Presented Throughout
- Popular Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 86.75

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 89 years from 30 Jun 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000









Please note the marker reflects the postcode not the actual property

### view this property online fox-and-sons.co.uk/Property/KET105943



Property Ref: KET105943 - 0007 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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