



College Road, Brighton BN2 1JA

welcome to

College Road, Brighton

GUIDE PRICE £300,000 - £325,000 Well-presented two-bedroom garden flat with a Share of the freehold, private rear garden, and no onward chain. Ideally located in central Kemptown with a private street entrance.





Total floor area 70.0 m² (753 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 beautifully presented two-bedroom lower ground floor flat offers a rare opportunity for first time buyers or investors alike. Located in the heart of central Kemptown, the property enjoys a highly sought after position close to local shops, cafes, transport links and the seafront.

The flat is being sold with no onward chain and includes a share of the freehold. A particular highlight is the private street entrance, which provides a sense of exclusivity the rear of the property you'll find a private patio garden.

Internally, the flat features two well-proportioned bedrooms, a spacious living area, and a modern kitchen and bathroom. It blends period charm with practical modern touches, making it ready to move into while still offering scope for personalisation.

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College Road, Brighton

- Share Of The Freehold
- Sold With No Onwards Chain
- Two Bedrooms
- Private Street Entrance
- Patio Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1986.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107814



Property Ref:
KET107814 - 0007

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fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk