



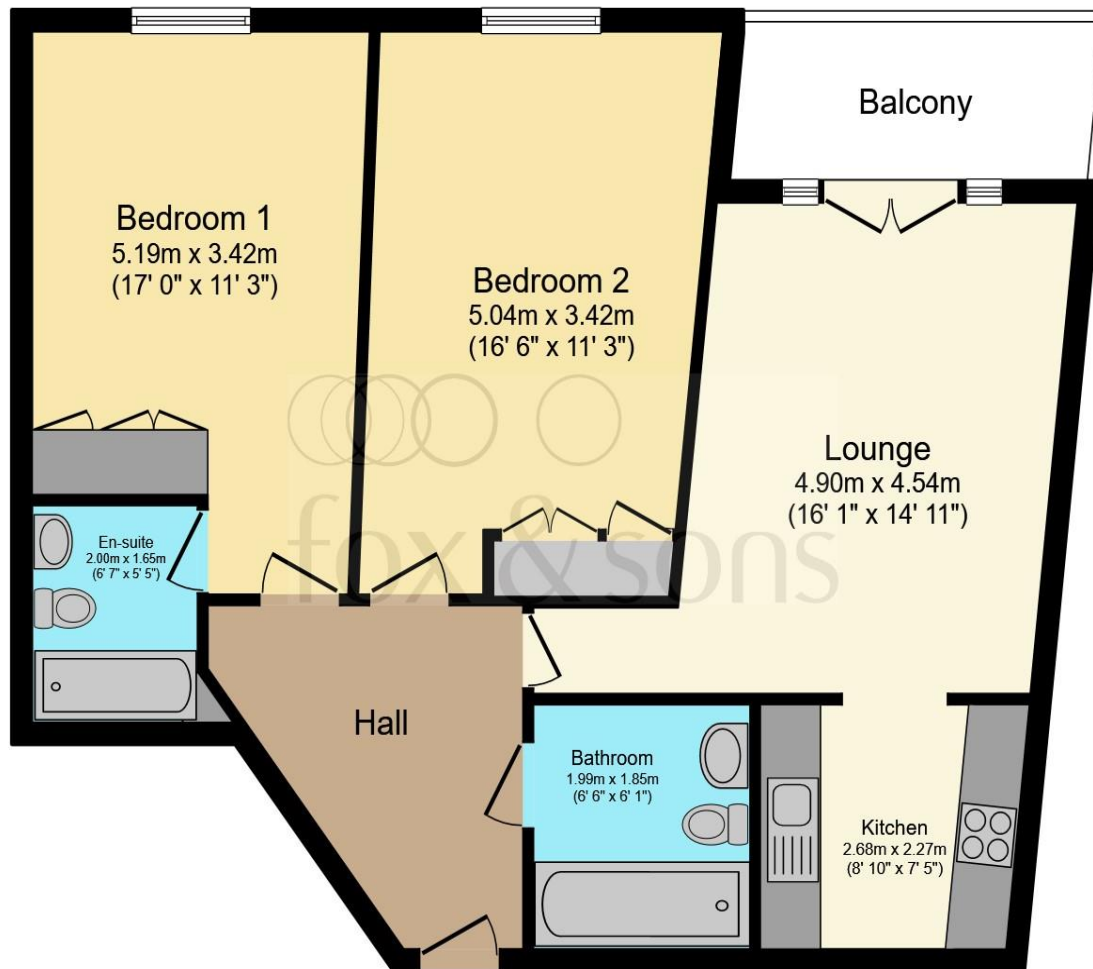
**Royal View, Grand Parade, Brighton, BN2 9JA**

**welcome to**

## **Royal View Grand Parade, Brighton**

A two bedroom, two bathrooms flat with a private South West facing balcony and a modern fitted kitchen. This striking building benefits from a lift and comes with a share of the freehold. Found in central location. Sold with no onwads chain. **GUIDE PRICE £300,000- £325,000**





Total floor area 74.4 m<sup>2</sup> (801 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](http://www.focalagent.com)

This is a modern two bedroomed purpose built flat on the first floor which is being sold with no onward chain and comes with a share of the freehold. Both the bedrooms are doubles and the master bedroom benefits from having an en-suite. The open plan lounge, kitchen, dining room is a good size with a modern fitted kitchen. This room gives access to the private southwest facing balcony that offers views across to the Royal Pavillion. The building also has lifts and well-kept communal areas.

The property is in the heart of Brighton just opposite the Pavilion and Dome Complex with the Theatre Royal a couple of minutes away. It is conveniently placed for the beach as well as the Valley and Pavillion Gardens.

The flat is also close to the famous Brighton Laines and Brighton Town Centre as well as providing easy access to Brighton station on foot or bus.

welcome to

## Royal View Grand Parade, Brighton

- Two double bedrooms, & 2 Bathrooms
- Lift
- Private Balcony
- Share of The Freehold
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 5614.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. 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/KET106755](https://fox-and-sons.co.uk/Property/KET106755)



Property Ref:  
KET106755 - 0006

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