



Ewhurst Road, Brighton, BN2 4AL Price £385,000 Freehold

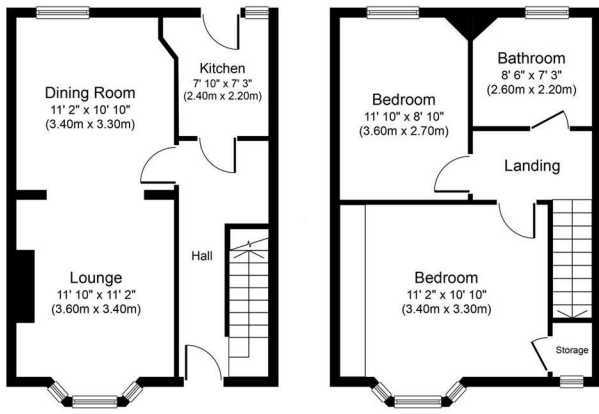
We are delighted to offer this 2 double bedroom two story mid terrace Victorian property with gas central heating, double glazing, spacious partly tiled bathroom, kitchen with patio door to garden and through lounge dining room. The property has been in the same ownership for the past 40 years and offers very nicely proportioned accommodation throughout.

There is the possibility that the seller will offer immediate vacant possession with no onward chain. Please refer to ourselves for further information on this particular point.

Situated within this popular residential location just off Bear Road close to Lewes Road with its excellent range of facilities as well as the bypass offering connection to the Brighton to London A23/M23 and M25.

Viewing is highly recommended.

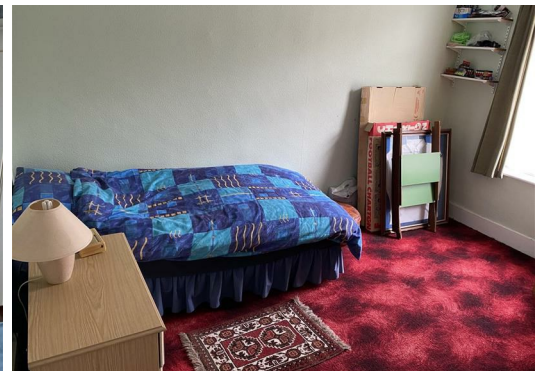
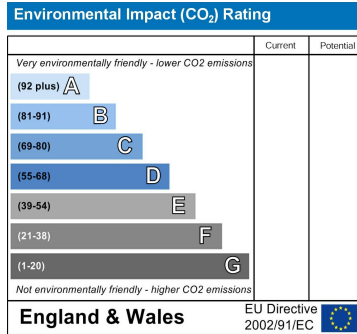
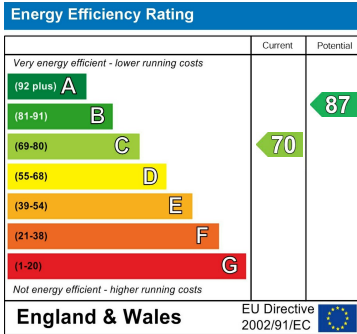




Ground Floor
Approximate Floor Area
497 sq. ft.
(37.9 sq. m.)

First Floor
Approximate Floor Area
407 sq. ft.
(37.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent