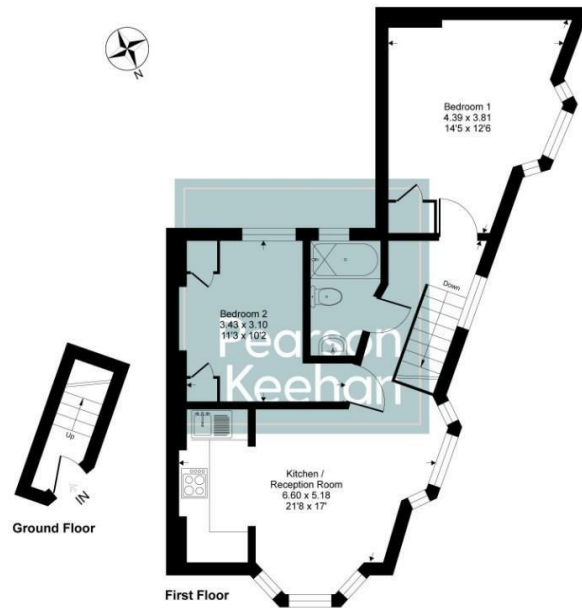




Upper Lewes Road, Brighton, BN2 3FE

Asking price £250,000 - Leasehold - Share of Freehold

**Upper Lewes Road, BN2**  
Approximate Gross Internal Area = 49 sq m / 528 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of rooms, windows and doors is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Copyright Casaphoto Ltd. 2022 - Produced for Pearson Keehan

SHARE OF FREEHOLD | NO ONWARD CHAIN!

lovely two bedroom first floor apartment situated in this popular central Brighton location, moments from a wide range of shopping facilities and local amenities.

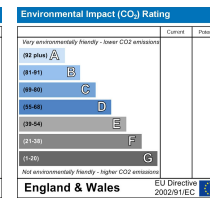
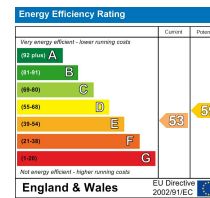
This spacious apartment is well proportioned throughout, enjoys its own private street entrance with accommodation briefly comprising, large open plan living room with recessed kitchen, two double bedrooms and a bathroom.

Ideally located, the property boasts close proximity to Brighton & Sussex universities. Brighton mainline railway station is also close by, allowing seamless transport links to London making this property ideal for commuters and Brighton city centre and the seafront is also within easy reach. Numerous amenities can be found on the nearby Lewes Road, adding to the property's convenient position.

The property is sold with the added benefit of no onward chain.

## Council Tax:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



**Pearson Keehan**

111 Dyke Road, Brighton, BN1 3JE  
Tel: Email: amy@pearsonkeehan.com  
pearsonkeehan.com