



Florence Road, Brighton, BN1 6DL

welcome to

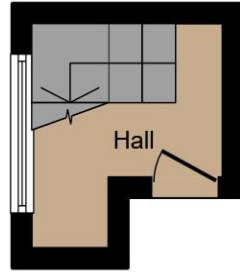
Florence Road, Brighton

This fabulous top floor two bedroom apartment with its own patio garden is situated in this highly sought after location in Florence Road. The apartment is close to Preston Park, London Road & Brighton stations, local shops schools and walking distance to the city centre. Viewing Essential

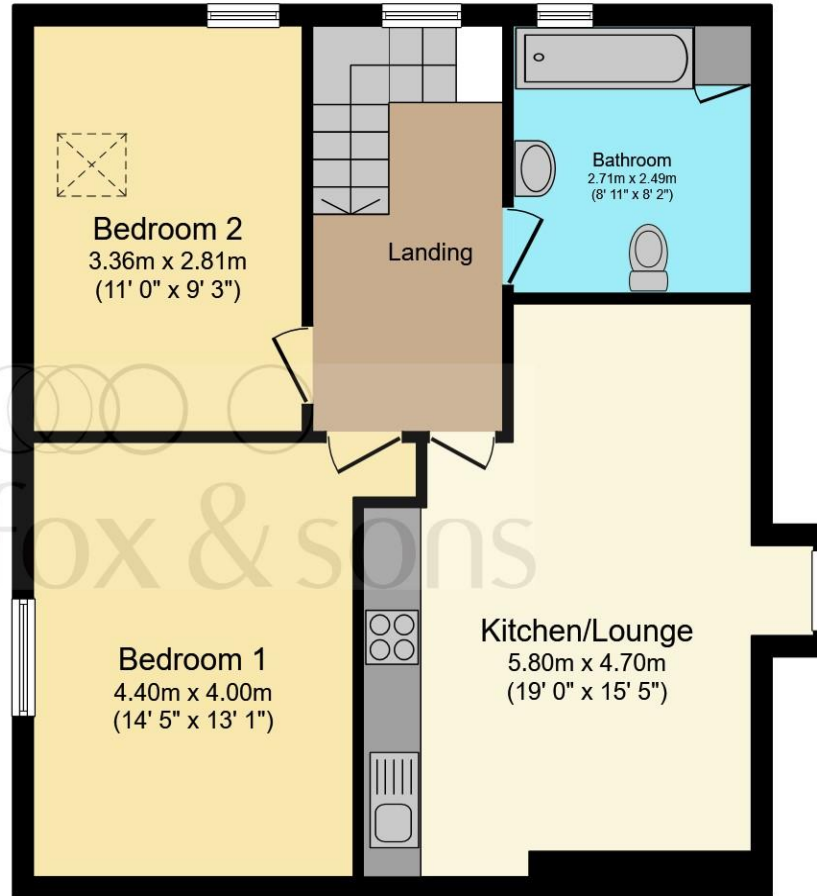


CHAIN FREE!!

GUIDE PRICE £325,000-£350,000. Top-floor flat with a share of freehold and no chain. This well-presented residence features two double bedrooms and an open-plan lounge-kitchen, ideal for modern living. A contemporary bathroom complements a spacious entrance hall, adding a welcoming first impression. The flat benefits from a long remaining lease, its own rear patio garden and is conveniently located close to both London Road Station and Brighton Mainline Station, offering excellent transport links and city access. A great option for first-time buyers or investors seeking a low-hassle, chain-free purchase. Viewing Essential.



Ground Floor



First Floor

Total floor area 68.8 m² (740 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

welcome to Florence Road, Brighton

- SHARE OF FREEHOLD
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- REAR PATIO GARDEN
- LIVING ROOM/KITCHEN
- LONG LEASE REMAINING
- CLOSE TO LONDON ROAD STATION
- GUIDE PRICE £325,000-£350,000

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1920.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000-£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106728



Property Ref:
PRP106728 - 0009

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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