Kingsmere, London Road, Brighton, BN1 6UY

fox & sons

welcome to

Kingsmere, London Road, Brighton

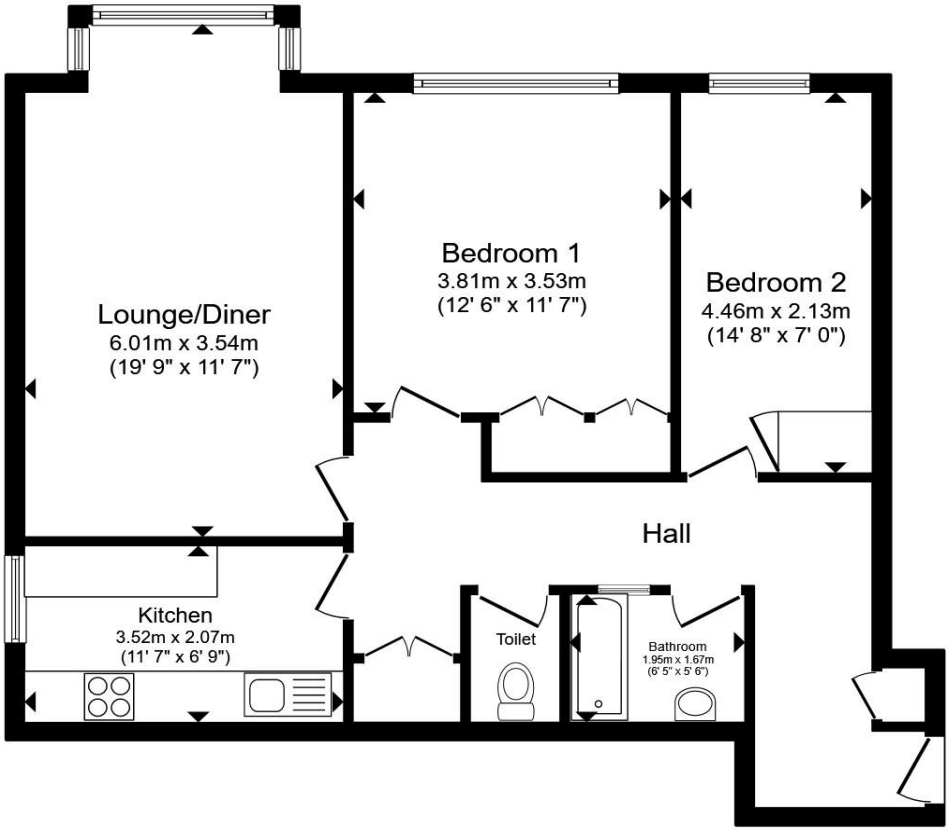
First floor two-bedroom apartment in the sought-after Kingsmere, less than 0.2 miles from Preston Park Station. Featuring a spacious bay-fronted lounge/dining room, separate kitchen, bathroom & WC, built-in storage, passenger lift, communal parking and gardens. Ideal commuter home.

Occupying a desirable first-floor position within the highly regarded Kingsmere development, this well-proportioned two-bedroom apartment combines generous living space, excellent commuter links and a sought-after Preston Park setting.

Set amongst attractive landscaped communal gardens and positioned well back from London Road, the apartment offers a bright and spacious lounge/dining room with an elegant bay window, creating a wonderful space for both everyday living and entertaining. A separate fitted kitchen provides practical accommodation, while two well-sized bedrooms benefit from built-in storage. The property is further complemented by a bathroom, separate WC and additional storage throughout.

Residents enjoy the convenience of a passenger lift, communal parking and beautifully maintained grounds, enhancing the appeal of this established development.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 73.4 m² (790 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.propertybox.io

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- FIRST FLOOR PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- CHAIN FREE
- PASSENGER LIFT
- SEPARATE KITCHEN
- LONG LEASE - 137 YEARS REMAINING
- RESIDENTS PARKING
- PRESTON PARK TRAIN STATION NEARBY

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2521.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 146 years from 17 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP107002

The Property Ombudsman

Property Ref:
PRP107002 - 0004

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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01273 508761

PrestonPark@fox-and-sons.co.uk

205 Preston Road, BRIGHTON, East Sussex, BN1 6SA

fox-and-sons.co.uk

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