



Basement Flat Upper Lewes Road, Brighton BN2 3FB

welcome to

Basement Flat Upper Lewes Road, Brighton

A well-laid-out lower ground-floor property offering a bright reception room with bay window, a double bedroom and a galley kitchen opening onto a private rear garden. Additional features include a front courtyard and a useful detached shed. A compact, charming home in a central Brighton location





view this property online fox-and-sons.co.uk/Property/BEG107316



welcome to

Basement Flat Upper Lewes Road, Brighton

- Sold with a long lease
- Front and rear courtyards
- Well presented throughout
- Large double bedroom with bay window
- Close to all local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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/BEG107316



Property Ref:
BEG107316 - 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.


fox & sons



01273 677544



LewesRoad@fox-and-sons.co.uk



196-197 Lewes Road, BRIGHTON, East Sussex,
BN2 3LA



fox-and-sons.co.uk