



Sussex Heights, Brighton BN1 2FQ

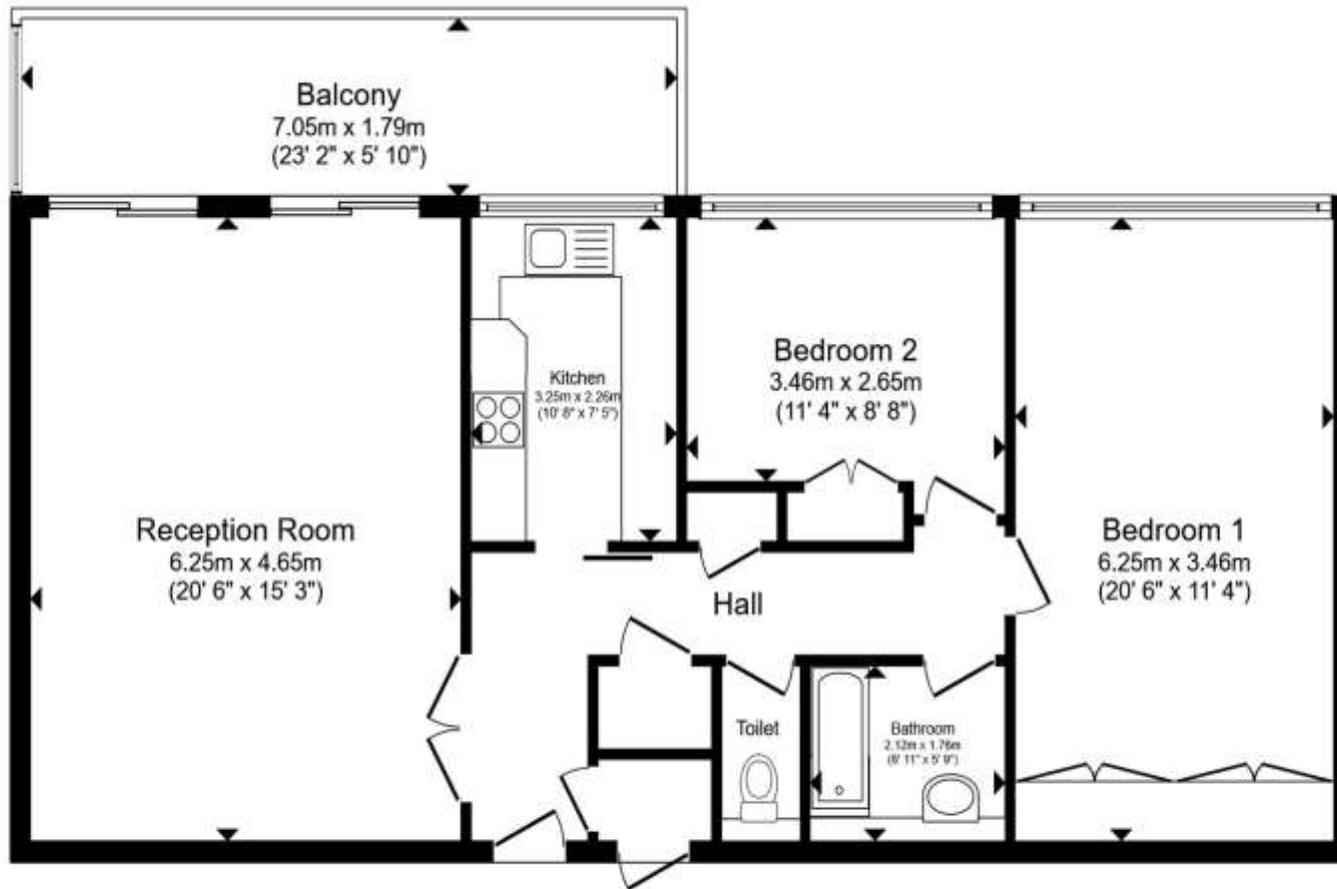
**GUIDE PRICE £400,000- £425,000 * A spacious two bedroom 6th floor apartment in Sussex Heights, Sussex's tallest building. The property benefits from unbelievable Westerly views over Brighton and Hove seafronts and over the English Channel.*

welcome to

Sussex Heights, Brighton

A spacious two bedroom 6th floor apartment in Sussex Heights, Sussex's tallest building. The property benefits from unbelievable Southerly and Westerly views over Brighton and Hove seafronts and over the English Channel. This apartment offers a spacious west aspect living/ dining room onto an open West facing balcony, a separate fitted kitchen, two double bedrooms with ample storage space and a family bathroom. The property further benefits from having stunning sea and rooftop views across the city, a secure entry system with a concierge service, a residents & goods lift and a share of freehold.





Floor Plan

Total floor area 88.3 m² (950 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



welcome to

Sussex Heights, Brighton

- Amazing Sea & City views
- Two double bedrooms
- Open balcony
- Sixth floor apartment
- Close to seafront
- Kitchen with original units
- Lift access to all floors
- 999 year lease

Tenure: Leasehold EPC Rating: D Council Tax Band: C Service Charge: 6000.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 29 Sep 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114489



Property Ref:
BHF114489 - 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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