



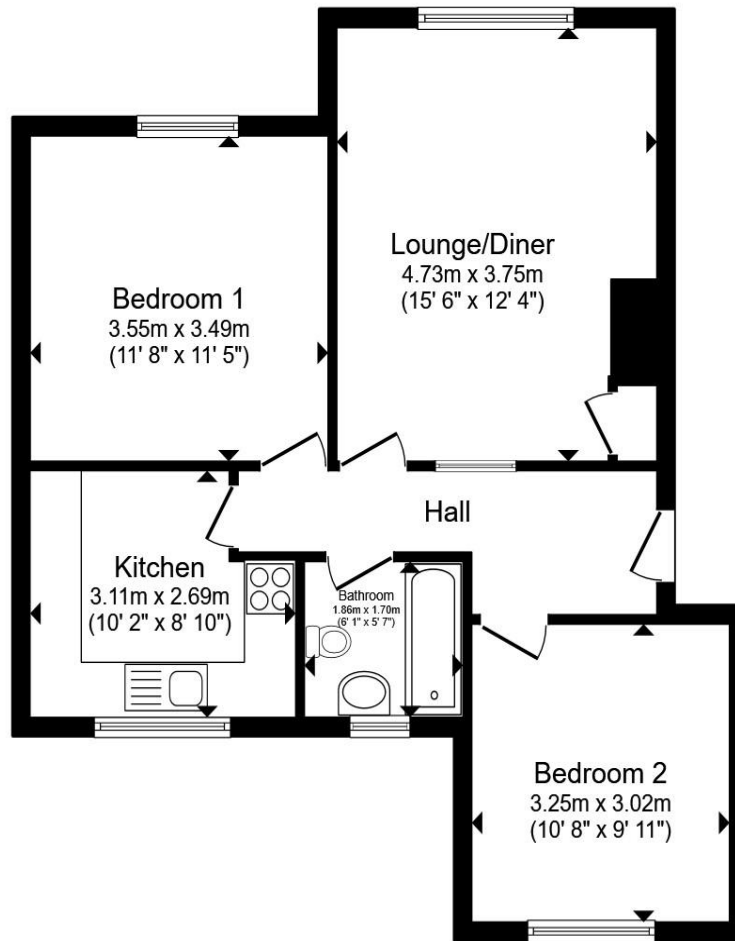
Laburnum, Beresford Road, Brighton, BN2 5DD

welcome to

Laburnum Beresford Road, Brighton

A spacious two bedroom upper floor flat enjoying stunning sea views across Brighton and towards the coast. This property is offered to the market with no onward chain and would make an excellent first-time purchase or investment opportunity.





Total floor area 58.6 m² (630 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



Offered to the market with no onward chain, this well-proportioned two bedroom upper floor flat enjoys impressive far-reaching sea views and a convenient location within easy reach of Brighton city centre, local amenities and transport links.

The accommodation extends to approximately 630 sq. ft. (58.6 sq. m.) and comprises a welcoming entrance hall, a bright and spacious lounge/dining room with room for both seating and dining furniture, a separate fitted kitchen, two generously sized double bedrooms, and a bathroom.

A particular feature of the property is the attractive outlook, with elevated views across Brighton towards the coast and sea beyond, creating a wonderful sense of space.

The flat would make an ideal first-time purchase, investment opportunity or downsizer's home, offering well-balanced accommodation and the added benefit of being sold with vacant possession and no onward chain for a straightforward move. 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.

welcome to

Laburnum Beresford Road, Brighton

- Upper floor flat
- Two double bedrooms
- Approx. 630 sq. ft. (58.6 sq. m.)
- Far-reaching sea views
- No onward chain

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.

offers in the region of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

KET108561 - 0002

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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