



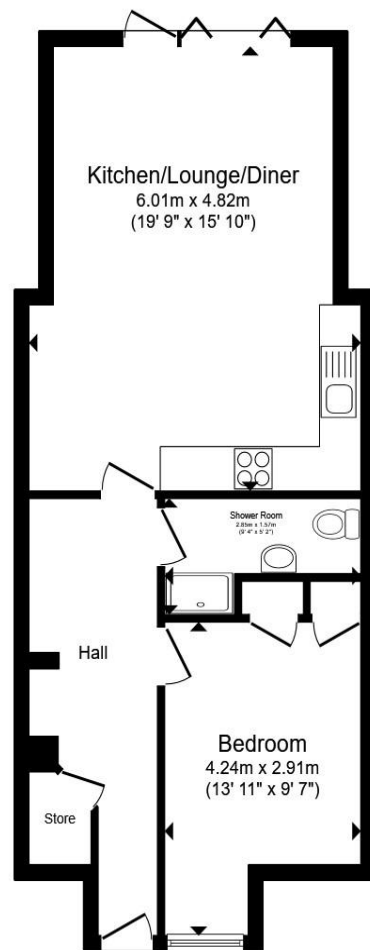
Princes Terrace, Brighton, BN2 5JS

welcome to

Princes Terrace, Brighton

****Share of freehold**** Beautifully presented one-bedroom apartment with a decked garden, featuring a spacious open-plan living area and modern accommodation throughout, ideally located in the heart of Brighton close to the station and seafront.





Total floor area 52.8 m² (568 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



Situated in a sought-after central Brighton location, this beautifully presented one-bedroom lower ground floor flat offers contemporary living with the rare benefit of a rear decked garden.

The accommodation extends to approximately 568 sq. ft. and comprises a spacious open-plan kitchen, living and dining area measuring over 19ft in length, creating an excellent entertaining space. Large patio doors flood the room with natural light and provide direct access to the decked garden, seamlessly blending indoor and outdoor living.

The generous double bedroom offers ample space for furnishings, whilst the modern shower room is fitted with a contemporary suite. Further benefits include a useful storage cupboard, wood-effect flooring throughout the main living areas and a stylish fitted kitchen.

Ideally positioned on Princes Terrace, the property is within easy reach of Brighton city centre, Brighton Mainline Station, the seafront, and an excellent selection of shops, cafés and restaurants, making it an ideal first-time purchase, investment opportunity or seaside home.

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.

The property has not yet been registered at land registry. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. Upon completion the buyer will have transferred share of the Freehold with the other owner occupier. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

welcome to

Princes Terrace, Brighton

- One-bedroom
- Spacious open-plan kitchen/living/dining room
- Rear decked garden
- Approximately 568 sq. ft. (52.8 sq. m.)
- Ideal first-time buy or investment

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108662 - 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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