



Victoria Street, Brighton BN1 3FQ

A two bedroom mid-terrace period house in the sought after Clifton Hill Conservation Area.

welcome to

Victoria Street, Brighton

This two bedroom mid-terrace period house situated on Victoria Street in Brighton, being a highly sought after and residential road, located in the heart of the popular Clifton Hill Conservation area of Brighton. This property offers a beautifully present living/dining room with large bay windows to fill the space up with natural lighting, a period feature of a fire place for a cosy atmosphere. At the rear of the living/ dining room are French doors leading out onto a private garden. The modern kitchen looks out onto the private garden and at the end of the space is a WC.





Two double bedroom, one bedroom offering the view of Victoria Street through large bay windows. Adjacent to the bedrooms is a study/office space with bathroom.

Total floor area 87.7 m² (943 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.focalagent.com

welcome to

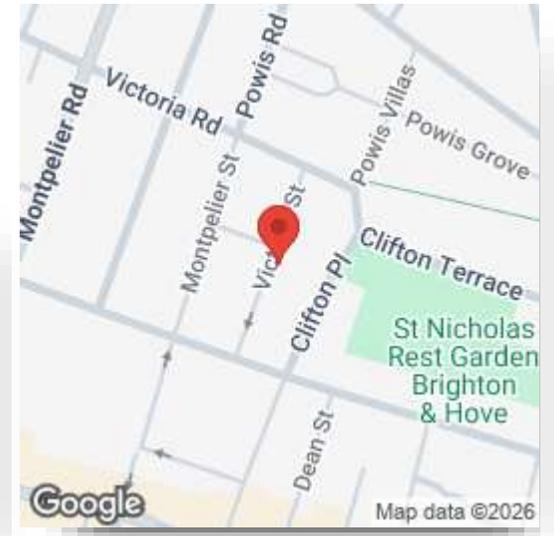
Victoria Street, Brighton

- Mid-terrace period house
- Private garden
- Clifton conservation area
- Bright and spacious two double bedrooms
- Separate office space
- Two bathroom
- Close to Brighton Mainline Station
- Moments away from Brighton Seafront

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£650,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114450



Property Ref:
BHF114450 - 0005

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 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East Sussex, BN1 2AD



fox-and-sons.co.uk