



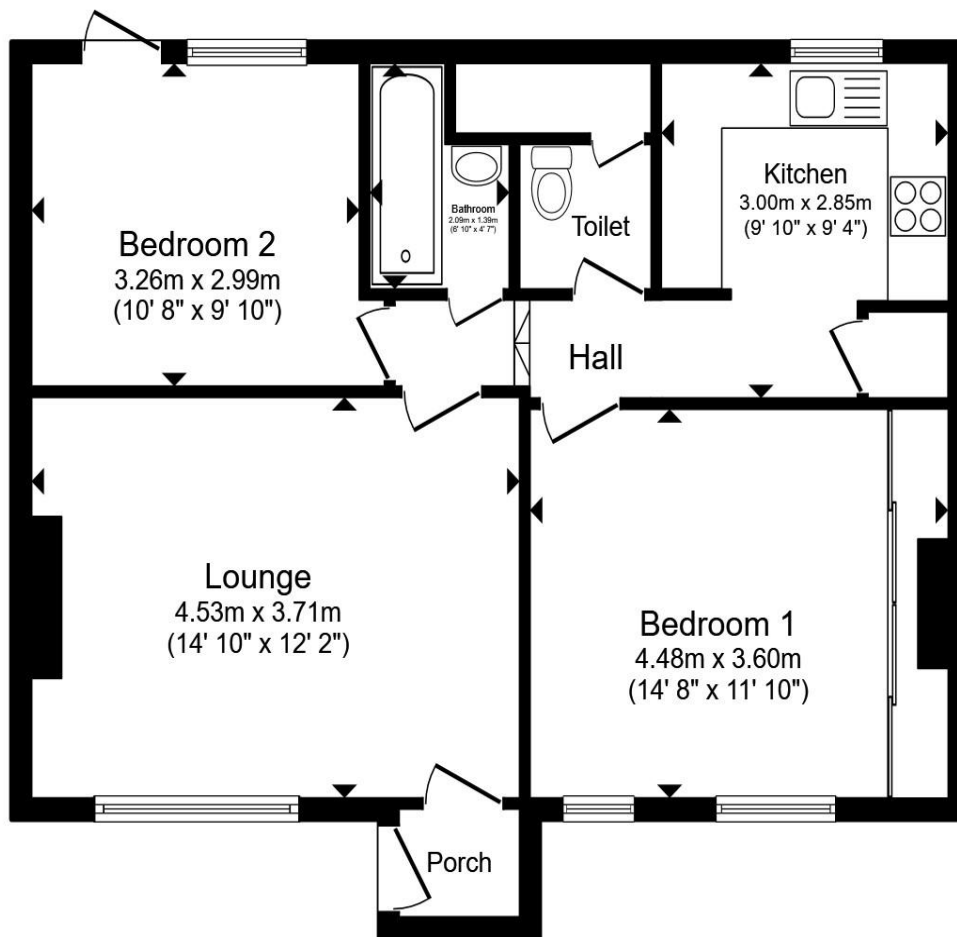
Broad Street, Brighton, BN2 1TJ

welcome to

Broad Street, BRIGHTON

**** No onward chain**** A spacious two-bedroom lower ground floor apartment with a private decked courtyard garden, ideally situated in the heart of Brighton. Benefiting from resident and permit parking, a lease with over 900 years remaining.





Total floor area 63.3 m² (681 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 the heart of Brighton's vibrant city centre on Broad Street, this well-proportioned two-bedroom ground floor apartment offers a fantastic blend of space, convenience and outdoor living.

The accommodation extends to approximately 681 sq. ft. and comprises a generous lounge, a separate fitted kitchen, two double bedrooms, a bathroom and a separate WC. The well-balanced layout provides excellent versatility for owner-occupiers, second-home buyers or investors alike.

A particular feature of the property is the private decked courtyard garden, providing an attractive and secluded space for outdoor dining, entertaining or simply relaxing. Properties with private outside space in this central location are rarely available and highly sought after.

Further benefits include resident and permit parking, gas central heating, and an exceptionally long lease with over 900 years remaining, offering peace of mind for years to come.

Ideally located approximately just 0.1 miles from Brighton Seafront and Palace Pier, the property is also moments from a wide array of shops, cafés, restaurants and amenities, with the bustling Lanes approximately 0.2 miles away. Brighton Mainline Railway Station is within approximately 0.8 miles, making this an excellent choice for commuters and those seeking a central coastal lifestyle.

welcome to

Broad Street, BRIGHTON

- No onward chain
- Two double bedrooms
- Bathroom and separate WC
- Private decked courtyard garden
- Over 900 years remaining on the lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1972.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£275,000



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:

KET108680 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



01273 688148



kempton@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk