



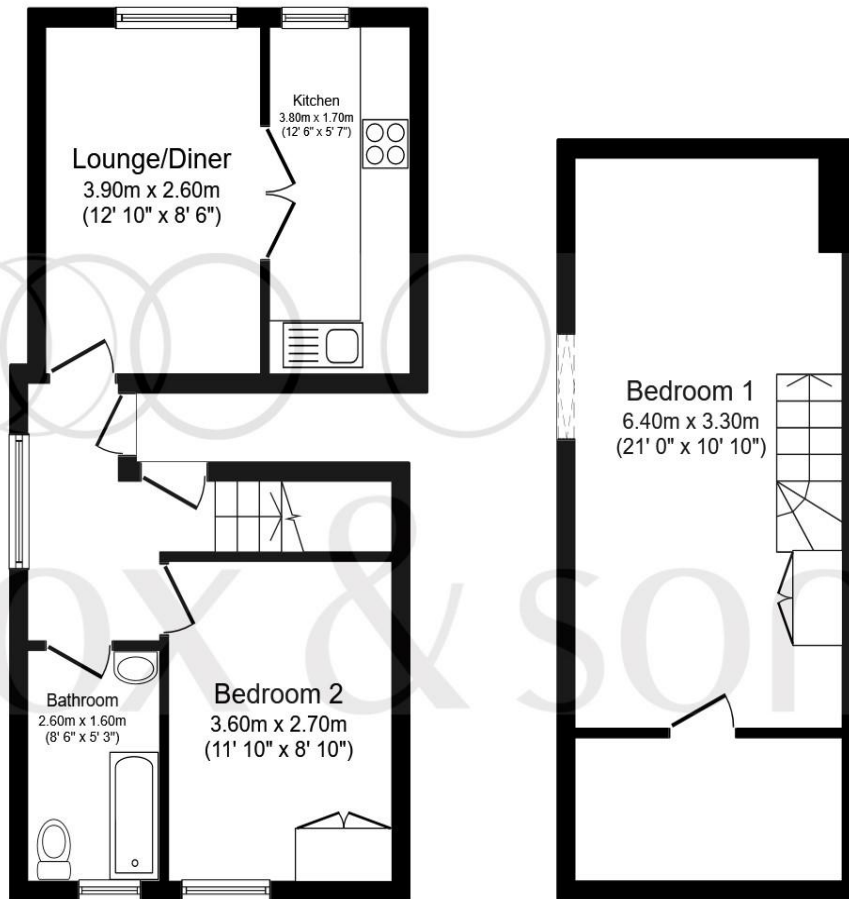
College Road, Brighton, BN2 1JB

welcome to

College Road, Brighton

A two-bedroom maisonette offered with no onward chain, ideally located in the heart of Kemptown Village. This property presents an excellent opportunity for a first-time buyer and is just moments from the seafront.





Second Floor

Third Floor

Total floor area 59.0 sq. m. (635 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). Plan produced for Fox & Sons Powered by www.focalagent.com

Fox & Sons are delighted to present this well-proportioned two-bedroom maisonette, available with no onward chain.

The top-floor bedroom is generously sized, making it ideal for a teenager or guest room, with ample space for both a bed and a seating area. It benefits from an abundance of natural light through the south-facing window, along with attractive views across the surrounding area and towards the sea.

The lower floor comprises a comfortable lounge, kitchen, master bedroom, and bathroom. The property is well presented throughout and offers a fantastic opportunity for first-time buyers. Situated in central Kemptown, the property enjoys a highly convenient location, with easy access to local shops, Brighton Marina's retail and dining options, and the vibrant seafront. Brighton city centre is also just a short distance away.

welcome to

College Road, Brighton

- Two bedrooms
- Chain Free
- ideal First Time Buy
- Maisonette
- Near to Brighton Beach

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.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108494



Property Ref:
KET108494 - 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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fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk