



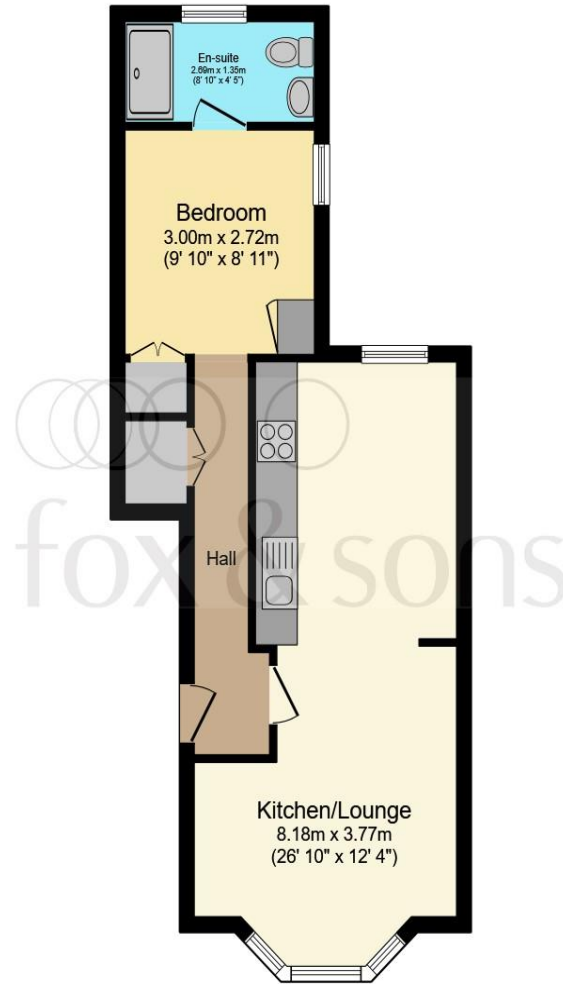
Abbey Road, Brighton BN2 1HS

welcome to

Abbey Road, Brighton

A stylish and beautifully presented charming coastal flat, perfect for first-time buyers. Just moments from the sea, it comes with no onward chain and a share of the freehold for added peace of mind. Viewing highly advised.





Total floor area 43.4 m² (467 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

This beautifully presented raised ground floor flat is full of charm and natural light, offered with a share of the freehold and no onward chain. The spacious west-facing lounge is bathed in afternoon sun and flows seamlessly into a modern, well-equipped kitchen/diner—perfect for relaxing or entertaining.

Tucked away at the rear of the property, the peaceful double bedroom offers privacy and comfort, with direct access to a newly refitted bathroom finished to a high standard.

Ideally located for professionals, first-time buyers, or investors, the flat is just moments from the seafront, local shops, and excellent transport links. The Royal Sussex County Hospital is also nearby, making this a smart choice for NHS staff or commuters alike.

welcome to

Abbey Road, Brighton

- Share Of The Freehold
- Raised Ground Floor Converted Flat
- Sold With No Onwards Chain
- Stunning Finish
- Moments From The Sea

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted 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.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107806



Property Ref:
KET107806 - 0007

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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