



Flat Over Lewes Road, Brighton BN2 3LG

welcome to

Flat Over Lewes Road, Brighton

A spacious and well-presented one-bedroom first-floor apartment offering approximately 619 sq ft of accommodation in the heart of Brighton's popular Lewes Road area. Featuring a generous 15ft lounge, double bedroom, separate fitted kitchen and modern shower room as well as a private garden.





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Flat Over Lewes Road, Brighton

- Spacious One-Bedroom First-Floor Apartment
- Generous 15ft Living Room with Space for Dining
- Separate Fitted Kitchen and Modern Shower Room
- Private Entrance and Well-Proportioned Double Bedroom
- Prime Lewes Road Location Close to Brighton Station, Universities and City Centre

Tenure: Leasehold EPC Rating: F

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEG107421 - 0003

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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