



Freshfield Road, Brighton, BN2 0BL

welcome to

Basement And Ground Floor Flat Freshfield Road, Brighton

****30% Share of freehold****Set within the ever-popular Freshfield Road neighbourhood, this charming two-bedroom apartment offers a wonderful blend of character, space and convenience. With residents' parking available and Brighton's city centre, seafront and green open spaces all within easy reach.





Total floor area 80.7 m² (868 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

A beautifully presented and deceptively spacious two-bedroom ground and lower ground floor apartment, ideally situated in the highly sought-after Freshfield Road area of Brighton.

Offering approximately 868 sq. ft. of well-arranged accommodation, the property features a bright and welcoming bay-fronted living room, a generously sized second double bedroom, a modern fitted kitchen with ample space for dining, and a contemporary family bathroom. The impressive principal bedroom occupies the lower ground floor and benefits from useful storage space and a mezzanine area, providing flexibility for home working, hobbies or additional storage.

Further benefits include a private courtyard garden, gas central heating, and residents' permit parking. The property is conveniently located close to local amenities, popular cafes, excellent bus routes and Brighton's vibrant city centre, while also being within easy reach of the seafront and Queen's Park.

An excellent opportunity for first-time buyers, downsizers or investors seeking a spacious home in a desirable Brighton location. AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

welcome to

Basement And Ground Floor Flat Freshfield Road, Brighton

- Two double bedrooms
- Ground and lower ground floor apartment
- Spacious bay-fronted living room
- Private courtyard garden
- Useful mezzanine/storage area

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.

£400,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:
KET108462 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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