



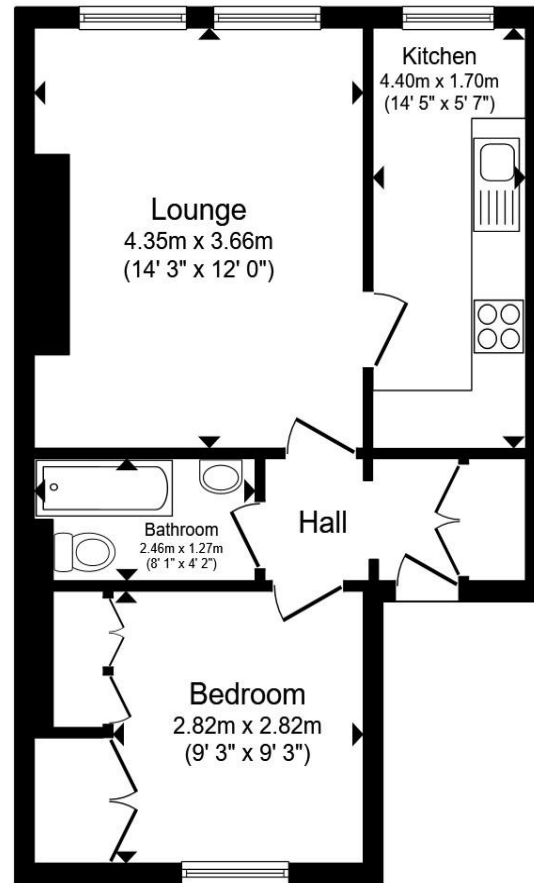
Eaton Place, Brighton, BN2 1EG

welcome to

36 Eaton Place, Brighton

A fantastic opportunity just moments from the sea, this west-facing flat is being sold with no onwards chain and priced to sell. Offering bright living spaces and huge potential throughout, it's perfect for buyers looking to modernise and add value.





Floor Plan

Total floor area 41.9 m² (451 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



Moments from the seafront and positioned on a classic tree-lined street, this spacious flat offers an exciting opportunity for buyers seeking a home to renovate and truly make their own. With generous room proportions throughout and huge potential to add value, this property is priced to sell and ideal for first-time buyers, investors, or those looking for a creative project in a highly desirable coastal location.

Inside, the flat benefits from a bright west-facing lounge, allowing natural light to pour in during the afternoon and evening. The adjoining west-facing kitchen also enjoys the same sunny aspect, providing a welcoming space with scope for modernisation or reconfiguration.

The bedroom is generously sized with ample storage options, while the bathroom and hallway offer further opportunities for enhancement. Large windows throughout the property bring in excellent light, helping to showcase this home's solid structure and appealing layout.

Outside, the beautifully presented period buildings lining the street add to the charm, while the flat's close proximity to the sea ensures the very best of coastal living—morning strolls, cafés, and the beach all just moments away.

With its prime location, fantastic natural light, no onward chain, and exceptional potential to upgrade, this flat presents a rare chance to secure a Brighton home that can be transformed to match your vision.

welcome to

36 Eaton Place, Brighton

- Sold With No Onward Chain
- Moments From The Sea
- West Facing Lounge and Kitchen
- Huge Potential
- Priced to Sell

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 848.00

Ground Rent: Ask Agent

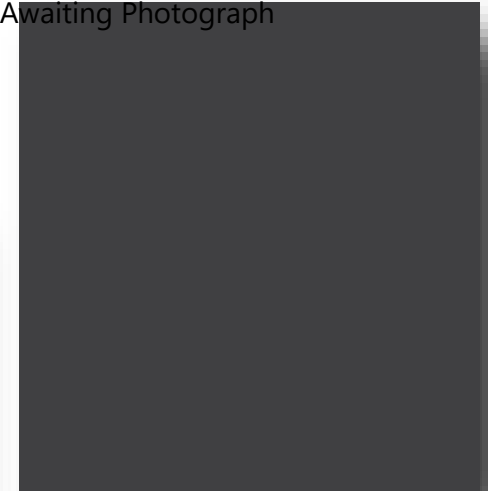
This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108082



Property Ref:
KET108082 - 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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fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk