



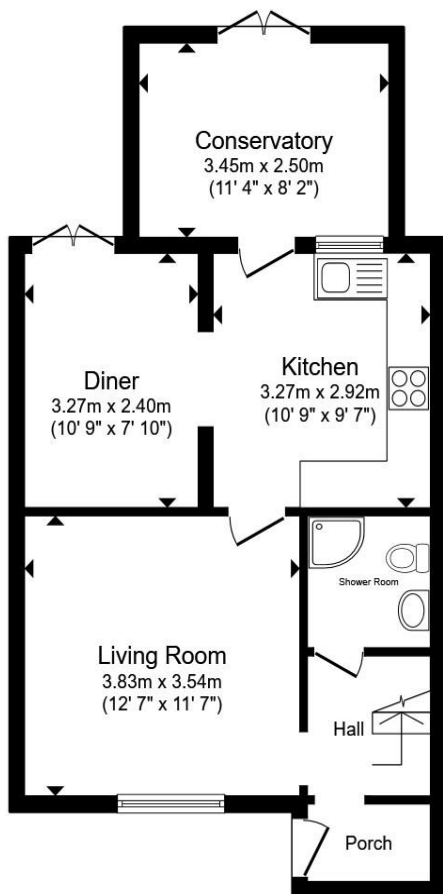
The Courtyard South Street, Brighton BN1 9PQ

welcome to

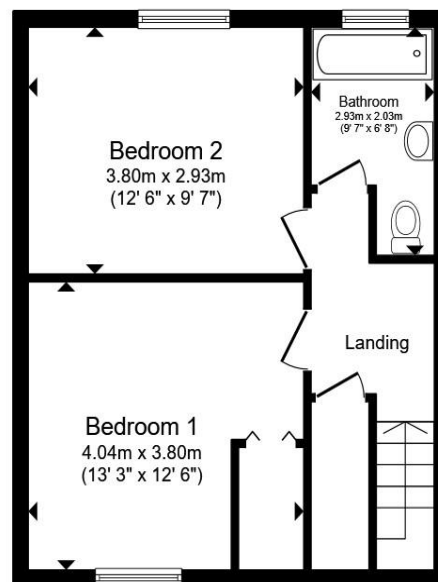
The Courtyard South Street, Brighton

Beautifully presented CHAIN FREE two-bedroom home in a quiet Falmer village setting, offering solid wood floors with underfloor heating, a separate dining area, conservatory, ground floor cloakroom and a low-maintenance rear garden. Includes a dedicated off-street parking space.





Ground Floor



First Floor

Total floor area 87.4 m² (941 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



Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Porch

Entrance Hall

Living Room

12' 7" x 11' 7" (3.84m x 3.53m)

Kitchen

10' 9" x 9' 7" (3.28m x 2.92m)

Dining Room

10' 9" x 7' 10" (3.28m x 2.39m)

Conservatory

11' 4" x 8' 2" (3.45m x 2.49m)

Shower Room

First-Floor Accommodation

Bedroom One

13' 3" x 12' 6" (4.04m x 3.81m)

Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m)

Bathroom

9' 7" x 6' 8" (2.92m x 2.03m)

Storage

Rear Garden

welcome to

The Courtyard South Street, Brighton

- Two Bedroom CHAIN FREE Home
- Share Of Freehold
- Kitchen, Separate Dining Area & Conservatory
- Wooden Floors with Underfloor Heating
- Low Maintenance Rear Garden & Communal Front Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: D 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.

£395,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106618



Property Ref:
LEW106618 - 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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