



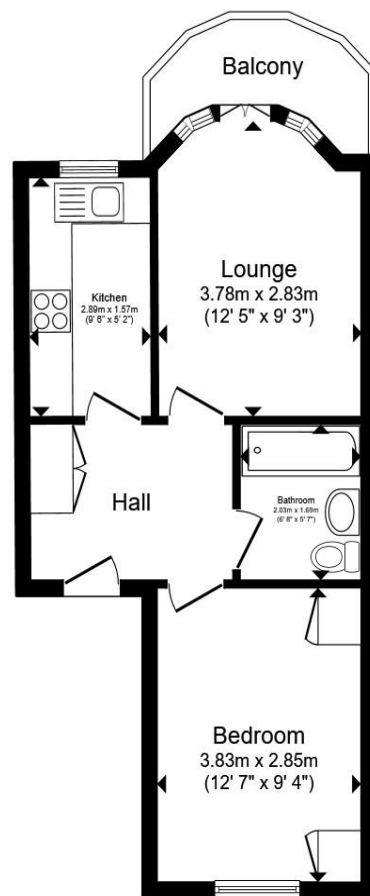
Lower Rock Gardens, Brighton, BN2 1PG

welcome to

First Floor Flat Lower Rock Gardens, Brighton

NO ONWARD CHAIN. A first-floor one-bedroom apartment with a private balcony and sea views, situated just moments from Brighton seafront. Conveniently located within 0.2 miles of Kemptown's popular cafés, restaurants and local amenities. An ideal first-time purchase, investment or coastal pied-à-terr





First Floor

Total floor area 36.9 m² (397 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



Offered to the market with no onward chain and benefiting from a 1/5 share of the freehold, this delightful first-floor one-bedroom apartment enjoys attractive sea views and a private balcony, perfectly positioned in the heart of vibrant Kemptown.

The accommodation comprises a spacious double bedroom, fitted kitchen, bathroom and a bright bay-fronted living room with direct access to the balcony, providing an ideal place to relax and enjoy the coastal outlook.

Located roughly 0.1 miles from Brighton seafront and beach, the property is ideally situated to enjoy the very best of city and coastal living. A wide selection of independent cafés, restaurants, bars and local shops can be found within 0.2 miles, while Brighton Pier, the city centre and Marina are all within easy reach.

An excellent opportunity for first-time buyers, investors or those seeking a seaside retreat, this attractive apartment combines a sought-after location, sea views and the added benefit of a share of freehold ownership.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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First Floor Flat Lower Rock Gardens, Brighton

- No onward chain
- 1/5 Share of Freehold
- First-floor flat
- One double bedroom
- Private balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 960.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KET108687 - 0002

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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01273 688148



kemptown@fox-and-sons.co.uk



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



fox-and-sons.co.uk