



**Eaton Place, Brighton BN2 1EH**

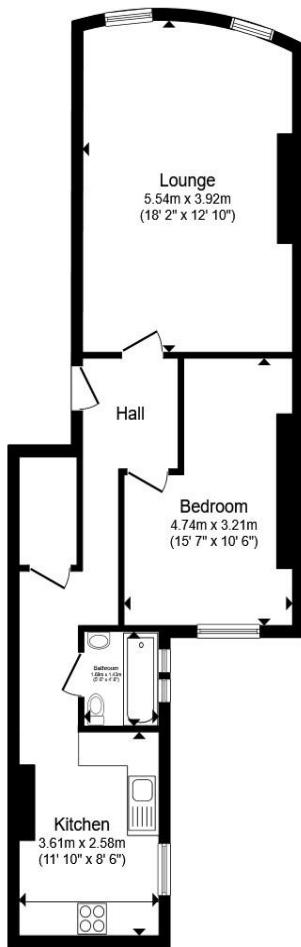
fox & sons

**welcome to**

## **Eaton Place, Brighton**

This charming, raised ground floor apartment is in a highly sought-after central location, just moments from the sea. Brimming with period features such as high ceilings, ornate cornicing, and a bay-fronted living room with feature fireplace, it also offers a spacious kitchen and comfortable bedroom.





**Total floor area 60.6 m<sup>2</sup> (652 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](http://www.propertybox.io)

This charming, raised ground floor apartment is perfectly positioned just moments from the sea, offering the ideal blend of coastal living and period elegance. Situated in a very popular central location, this property boasts an abundance of period features throughout, creating a warm and characterful home.

The spacious living room is a true highlight, featuring a stunning bay window that floods the space with natural light, ornate cornicing, and an elegant feature fireplace – perfect for relaxing or entertaining. The kitchen is generously sized, with classic cabinetry, tiled flooring, and ample worktop space, making it both practical and inviting.

The bedroom offers a peaceful retreat with high ceilings, a chandelier, and plenty of room for storage, maintaining the property's traditional charm.



This home is offered with no onward chain, making it an excellent opportunity for those looking to move quickly or invest in a sought-after area.

welcome to

## Eaton Place, Brighton

- Raised Ground Floor
- Moments From The Sea
- Period Features Throughout
- Very Popular Central Location
- Sold With No Onward Chain

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 2350.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 90 years from 02 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£300,000**



view this property online [fox-and-sons.co.uk/Property/KET107373](http://fox-and-sons.co.uk/Property/KET107373)

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Property Ref:  
KET107373 - 0007

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