



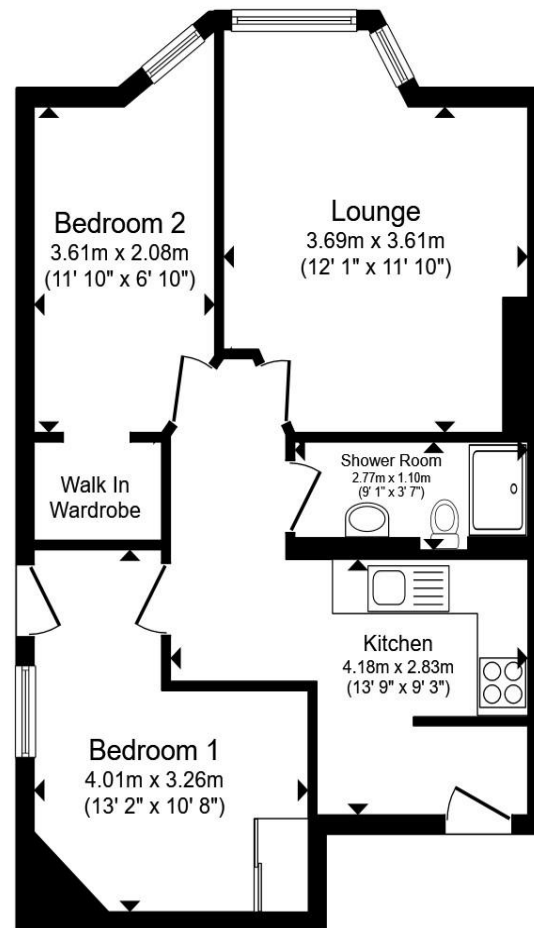
Upper Rock Gardens, Brighton, BN2 1QF

welcome to

Upper Rock Gardens, Brighton

A well-presented two-bedroom apartment in the heart of Brighton, benefiting from an allocated parking space and a practical layout extending to approximately 556 sq. ft.





Total floor area 51.7 m² (556 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



Situated in the sought-after Upper Rock Gardens area of Brighton, this well-proportioned two-bedroom apartment offers comfortable and versatile accommodation, complete with the rare benefit of an allocated off-road parking space.

The property comprises a bright and spacious lounge featuring an attractive bay window, a fitted kitchen with ample worktop and storage space, two bedrooms, and a modern shower room. The principal bedroom is generously sized, while the second bedroom benefits from a useful walk-in wardrobe, making it ideal as a guest room, home office, or dressing room.

Extending to approximately 556 sq. ft. (51.7 sq. m), the apartment provides a practical layout and excellent potential for a range of buyers, including first-time purchasers, investors, and those seeking a centrally located Brighton home.

Upper Rock Gardens is ideally positioned within easy reach of Brighton seafront, the city's vibrant cafés, restaurants and shops, as well as excellent transport links and Brighton Mainline Station. 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.

welcome to

Upper Rock Gardens, Brighton

- Two-bedroom apartment
- Spacious bay-fronted lounge
- Fitted kitchen
- Modern shower room
- Walk-in wardrobe to bedroom two

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2294.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

KET108006 - 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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