



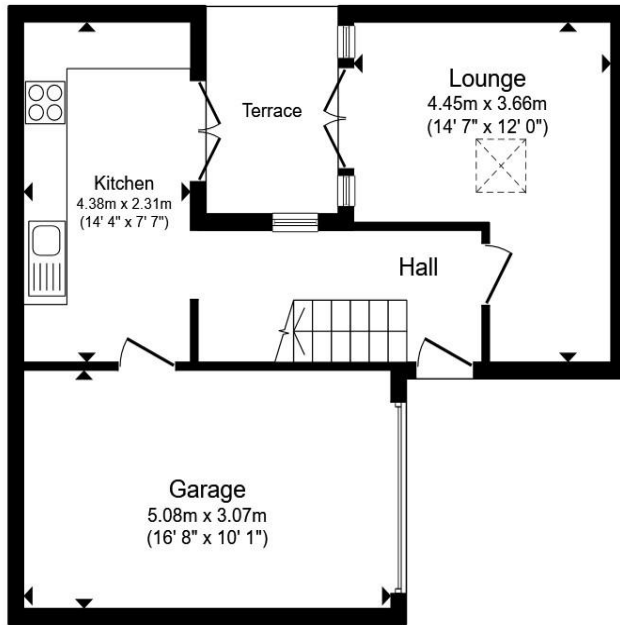
Arlington Mews, Eastern Road, Brighton BN2 0AE

welcome to

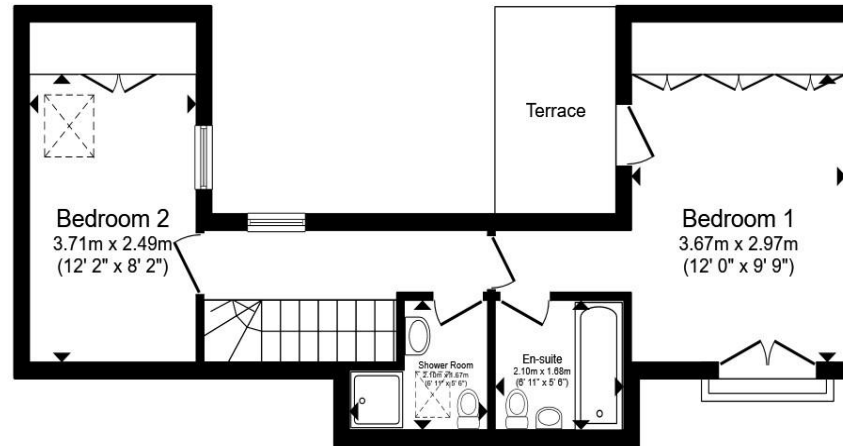
Arlington Mews Eastern Road, Brighton

****Guide Price £375,000 - £400,00**** A rarely available mews house that is being sold with no onwards chain. It has two bedrooms, Two bathrooms, patio garden, roof terrace, integral garage and is in a very popular location.





Ground Floor



First Floor

Total floor area 82.3 m² (886 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



Arlington Mews is being sold with no onwards chain and will prove very popular. It is in a gated mews and one of the few houses in this location that has an integral garage.

Both the bedrooms are doubles and the main bedrooms has an en-suite. It also has access to the south facing roof terrace. The house also benefits from having a private patio garden.

The property is in a desirable part of Kemp Town. It is conveniently placed with easy access to well renowned local schools and parks. Brighton town centre and local amenities are but a few minutes away.

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

Arlington Mews Eastern Road, Brighton

- Gated Mews
- Two Double Bedrooms
- Integral Garage
- Patio Garden and Roof Terrace
- Sold With No Onwards Chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 540.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000 - £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

KET105385 - 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