



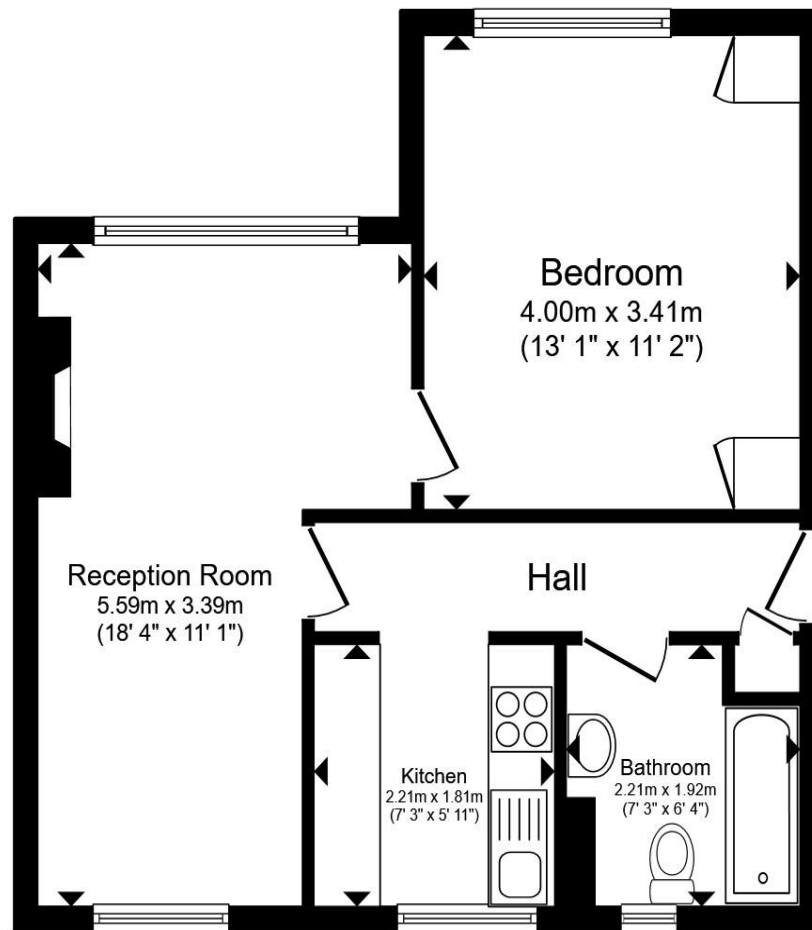
Surrey House, Eaton Place, Brighton BN2 1EW

welcome to

Surrey House Eaton Place, Brighton

****No onward chain**** A well-proportioned one-bedroom ground floor apartment located in the heart of sought-after Kempdown. An excellent opportunity for first-time buyers, investors and those seeking a coastal home.





Total floor area 44.5 m² (479 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 highly sought-after Eaton Place, just moments from Brighton's vibrant seafront and city amenities, this well-proportioned ground floor apartment offers comfortable living in a prime central location.

The accommodation extends to approximately 479 sq. ft. (44.5 sq. m.) and comprises a welcoming entrance hall leading to a bright and spacious reception room, providing ample space for both living and dining furniture. The separate kitchen is conveniently positioned off the hallway and offers practical workspace and storage.

The apartment features a generous double bedroom, benefitting from excellent proportions and plenty of room for freestanding furniture. A well-appointed bathroom completes the accommodation.

This flat would make an ideal first-time purchase, pied-à-terre, or investment opportunity, enjoying an enviable position within easy reach of Brighton's renowned seafront, local shops, cafés, restaurants, and excellent transport links.

"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

Surrey House Eaton Place, Brighton

- No onward chain
- Ground floor
- One double bedroom
- Approx. 479 sq. ft. (44.5 sq. m.)
- Sought-after Eaton Place location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2707.24

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 124 years from 12 Feb 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108536 - 0002

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