



## **Third Floor Flat 3 St. Georges Place, Brighton BN1 4GA**

*This top floor apartment located in the centre of Brighton with views of St. Peters Church and St. Georges Place, Close by is the famous North Laines, which offer a mix of boutiques, cafes, bars and restaurants.*

**welcome to**

**Third Floor Flat 3 St. Georges Place, Brighton**

This top floor apartment located in the centre of Brighton with views of St. Peters Church and St. Georges Place, Close by is the famous North Laines, which offer a mix of boutiques, cafes, bars and restaurants. This apartment offers a modern fitted open plan kitchen/living area and bathroom, a large double bedroom. Further benefits with the property is a roof top views. St. Georges Place has easy access to Brighton Mainline Station, Brighton city centre and the seafront.





Total floor area 50.2 sq.m. (540 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Third Floor Flat 3 St. Georges Place, Brighton

- Top floor apartment
- Roof top views
- Close to Brighton Mainline Station and North Laines
- Modern open plan kitchen/living area
- Double bedroom
- Easy access to Brighton seafront
- Balcony

Tenure: Leasehold EPC Rating: C Council Tax Band: A Service Charge: £1200 Ground Rent: £100

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

check out more properties at [fox-and-sons.co.uk](http://fox-and-sons.co.uk)



Property Ref:  
BHF114470 - 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.



01273 777000



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East Sussex, BN1 2AD



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)