



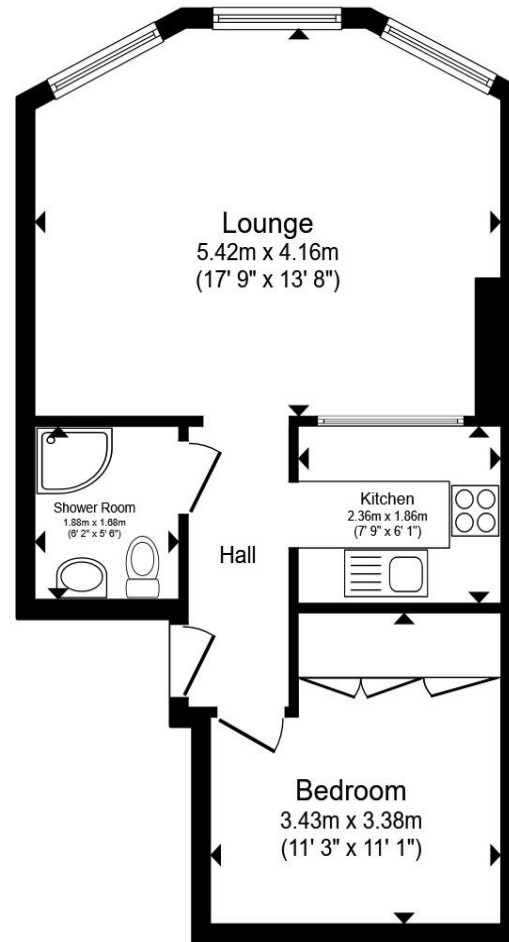
Eaton Place, Brighton, BN2 1EH

welcome to

Eaton Place, Brighton

A superb first-floor one-bedroom apartment occupying a prime seafront position on Eaton Place, Brighton. Ideally situated moments from the beach and within easy reach of Brighton Marina and city centre amenities.





Total floor area 44.3 m² (477 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



Occupying a sought-after first-floor position on the prestigious Eaton Place seafront, this beautifully presented one-bedroom apartment enjoys breathtaking, uninterrupted views across Brighton's iconic coastline and the English Channel.

The property offers a bright and spacious living room, featuring a charming bay window that perfectly frames the spectacular sea vistas, creating an ideal space for both relaxing and entertaining. A separate fitted kitchen provides practical workspace and storage, while the well-proportioned double bedroom benefits from built-in wardrobe storage.

Completing the accommodation is a modern shower room and welcoming entrance hall. The apartment further benefits from residents' permit parking, subject to local authority regulations.

Ideally located on Brighton's vibrant seafront, the property is just moments from the beach, local cafes, restaurants and shops, whilst Brighton city centre, the Marina and excellent transport links remain within easy reach.

This superb coastal home would make an ideal first-time purchase, pied-à-terre, buy-to-let investment or weekend retreat. 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

Eaton Place, Brighton

- One double bedroom
- Spacious bay-fronted living room
- Built-in storage
- Permit parking
- Highly sought-after Eaton Place location

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Oct 2018.

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

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108531



Property Ref:

KET108531 - 0003

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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