



## **Bartholomews, Brighton BN1 1HG**

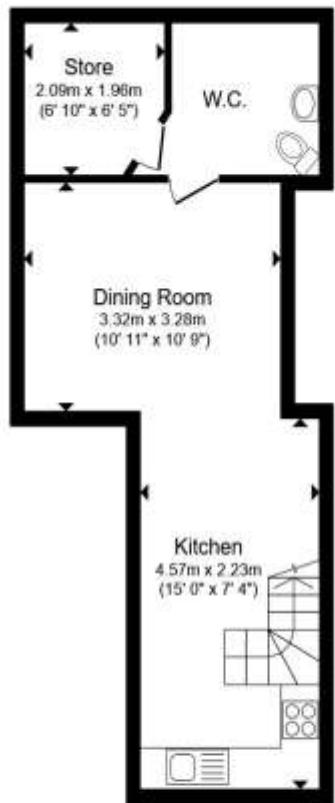
*A fabulous four storey, three bedroom Georgian townhouse situated within the popular South Lanes in central Brighton.*

**welcome to**

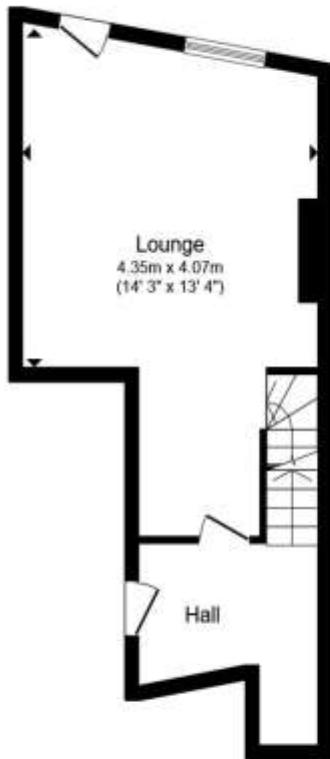
## **Bartholomews, Brighton**

The property has been stylishly designed throughout, it is in keeping with the period impression but has a contemporary twist which adds to its charm and character. As you enter the property on the ground floor you are greeted with a spacious living room with a feature fireplace, a built in bookshelf and a study area space. As you head down to the lower ground floor of the property there is a contemporary and high specification fully fitted kitchen.

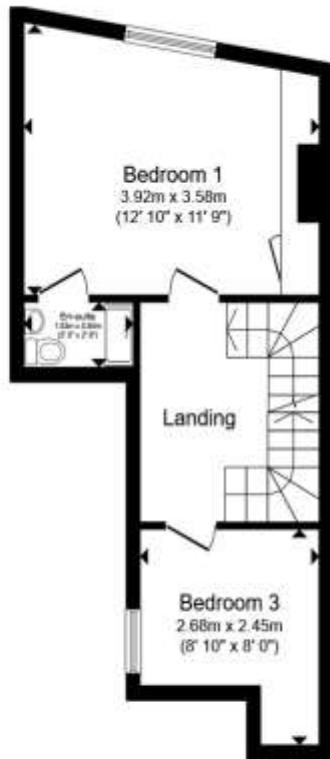




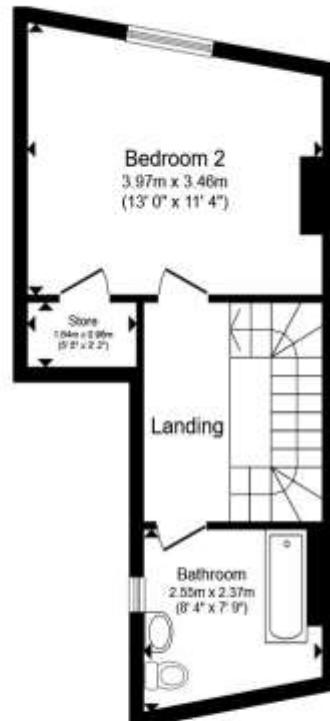
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 143.0 m<sup>2</sup> (1,539 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](http://www.propertybox.io)

There is a fabulous dining area, great for entertaining and a utility/ storage area at the rear of the property. On the upper floors there are three bedrooms. The property benefits from having underfloor heating throughout and is sold with no onward chain.

**Agents Note:** 'The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.'

welcome to

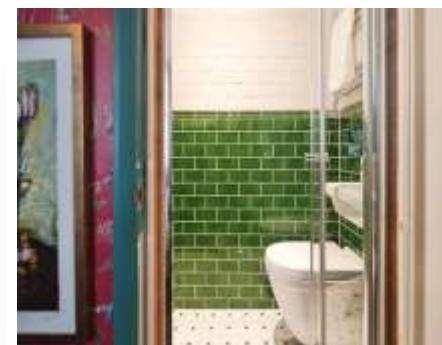
## Bartholomews, Brighton

- Four storey Georgian townhouse
- Ideal Holiday home or Air BnB
- South Laines location
- Close to Seafront
- Beautiful period features
- Underfloor heating throughout
- Utility/storage area with WC
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£700,000**



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

Please note the marker reflects the postcode not the actual property



Property Ref:  
BHF114413 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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)