



## **Guildford Road, Brighton BN1 3LW**

*A rare opportunity to acquire a freehold house located in Guildford Road currently separated into two self contained apartments.*

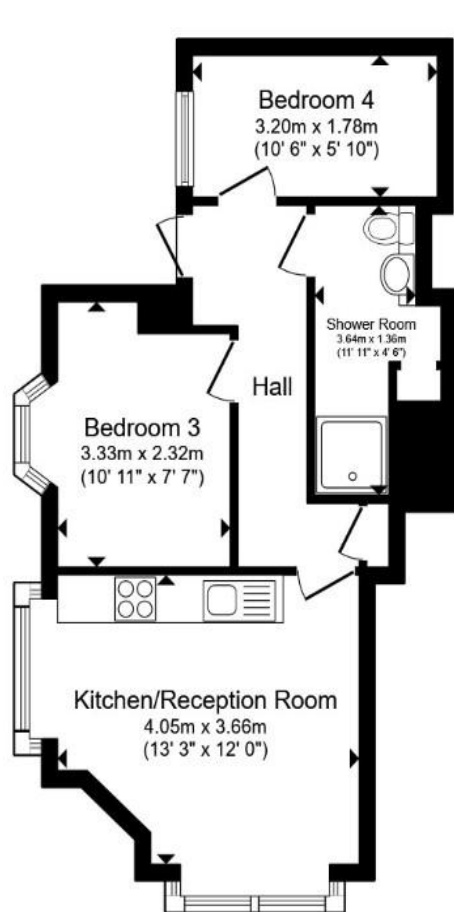


**welcome to**

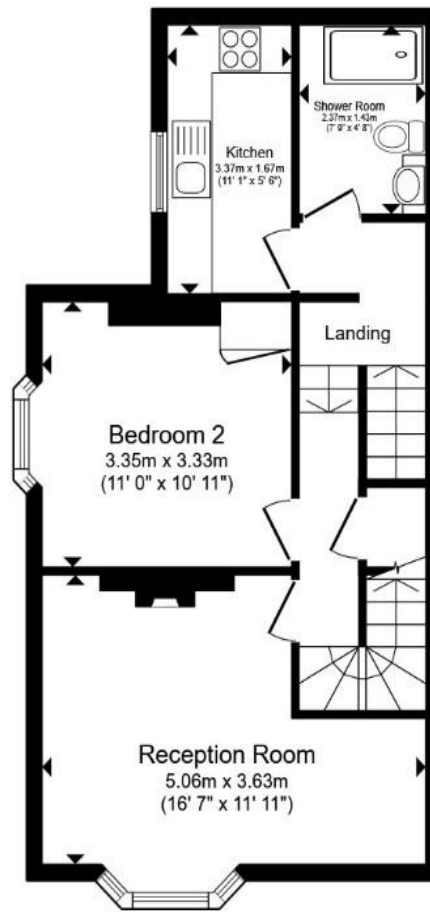
## **Guildford Road, Brighton**

A rare opportunity to acquire a freehold house located in Guildford Road currently separated into two self contained apartments. Easy access to Brighton's shopping facilities at Churchill Square, Lanes and Brighton seafront. Ground Floor - Comprising two bedrooms, open plan kitchen/living room and modern shower room. A First Floor Maisonette - Two double bedrooms, separate kitchen, spacious living room and modern bathroom, located close to Brighton Station this is a great investment property or owner occupier.

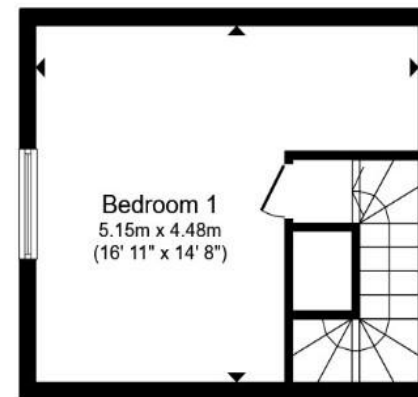




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 114.3 m<sup>2</sup> (1,230 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)

**Agents Note:** The vendor is selling the Freehold title which contains two flats that are not registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved. Please refer to individual descriptions for confirmation of EPC ratings and Council Tax Bands associated with each.

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## Guildford Road, Brighton

- Freehold house split into two apartments
- Ground Floor two bedroom flat
- First Floor Maisonette two bedroom flat
- Central Brighton location
- Close to Brighton Mainline station
- Short walk to Churchill Square
- Two separate entrances
- No onward chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BHF112900 - 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 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](https://fox-and-sons.co.uk)**