



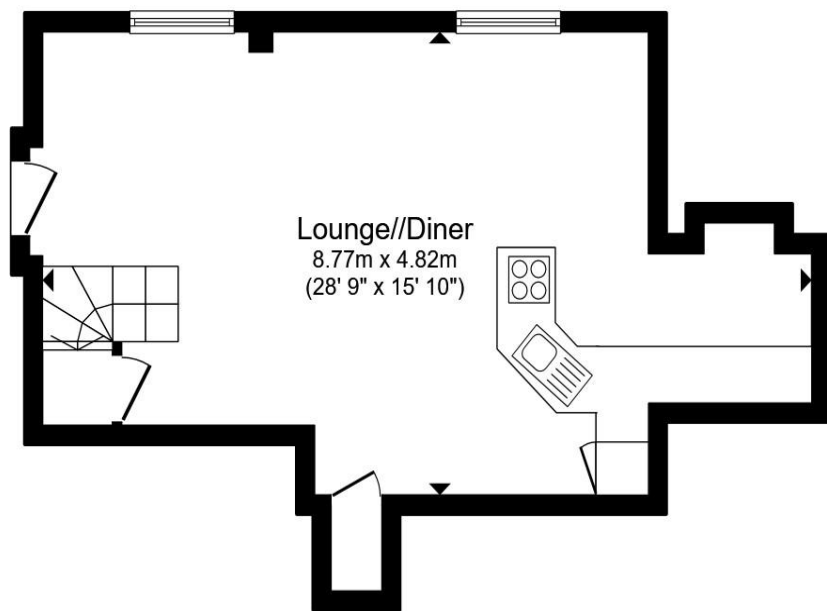
Madeira Drive, Brighton, BN2 1FY

welcome to

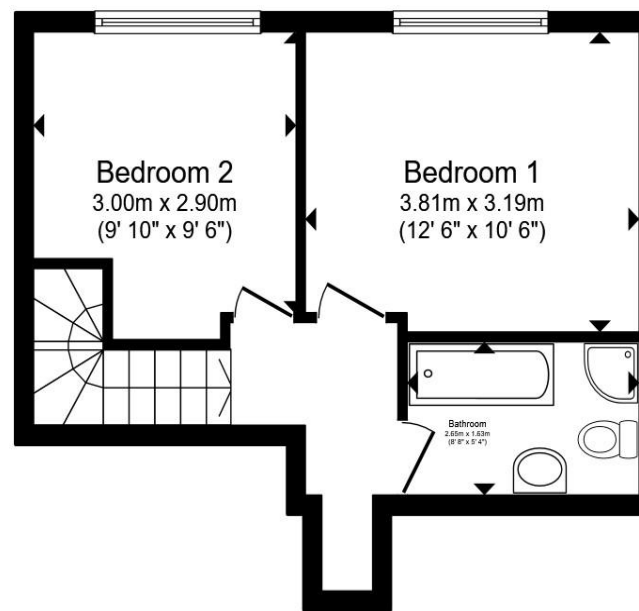
Esplanade Cottages Madeira Drive, Brighton

This is without doubt one of the most unique properties for sale in Brighton. It is a two bedroom cottage located on the esplanade with direct sea views, above the Reading Rooms and has use of The Kemp Town Enclosures!





Ground Floor



First Floor

Total floor area 68.0 m² (732 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



Located in an enviable and unique position on the esplanade just above the beach, this cottage is one of a pair. This one is known as Constable's Cottage, was once occupied by the estate constable and is of historical interest in Brighton and is Grade II listed.

Accessed from behind a secure gate inside the enclosures the internal layout is designed for modern living and has charm with the ground floor having large Georgian arched windows looking out to sea. The ground floor has wooden flooring and a high quality modern kitchen. The upper floor has both the double bedrooms with vaulted ceilings and once again sea views along with the large bathroom.

KEMP TOWN ENCLOSURES

These renowned enclosures offer six acres private, well tended and landscaped gardens. Only local residents have access. The layout has been designed to offer sheltered mature planting, open grass spaces, and uniquely a private tunnel leading down to the esplanade & Brighton Beach, and it is believed that the passage gave Lewis Carroll the idea for the rabbit hole in 'Alice in Wonderland' while he was a resident there.

"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

Esplanade Cottages Madeira Drive, Brighton

- 2 Bedroom Cottage
- Unique Seafront Location
- Direct Sea Views
- Chain Free
- Very Well Presented

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 375.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108476



Property Ref:
KET108476 - 0006

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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fox & sons



01273 688148



kempton@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2
1AP



fox-and-sons.co.uk