



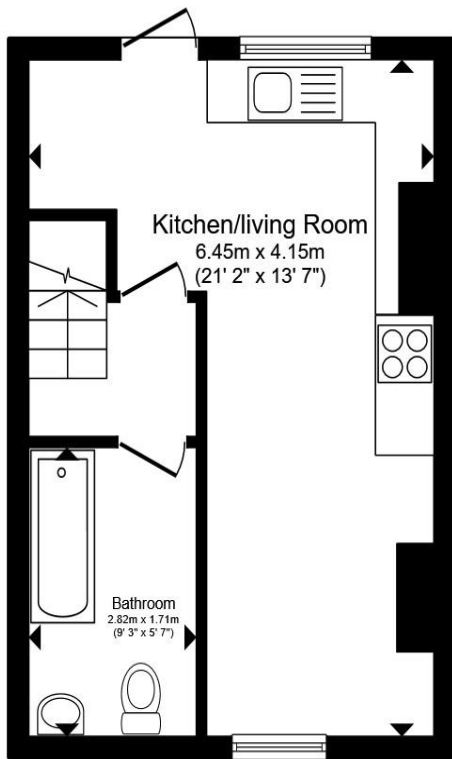
**Rochester Street, Brighton, BN2 0EJ**

**welcome to**

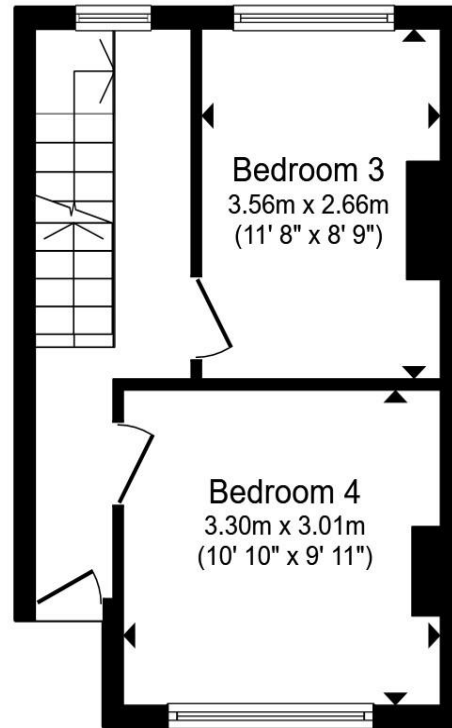
**Rochester Street, Brighton**

**\*\*Guide Price £400,000 - £425,000\*\*** No onward chain\*\* Four-bedroom terraced home arranged over three floors and offers excellent potential for modernisation. Externally, there is a private south-facing courtyard garden, perfect for enjoying the sun. Located within 1 mile of the seafront.

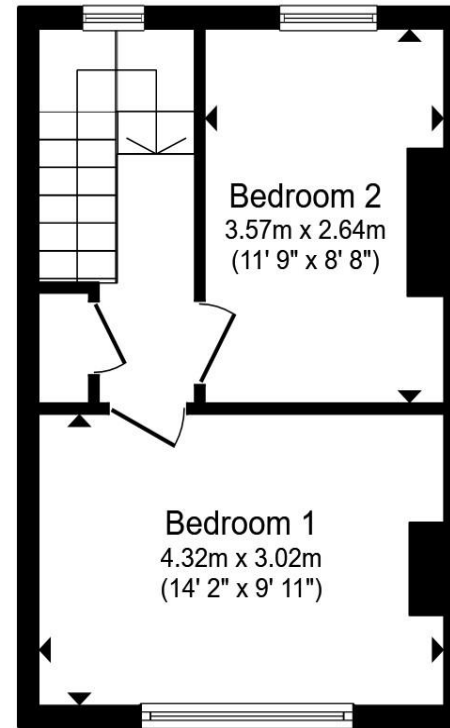




**Lower Ground Floor**



**Ground Floor**



**First Floor**

**Total floor area 79.4 m<sup>2</sup> (855 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)



Offered to the market with no onward chain, this well-proportioned four-bedroom terraced home presents an excellent opportunity for buyers seeking a property to modernise and make their own in a highly convenient central location. Arranged over three floors and extending to approximately 855 sq. ft., the accommodation comprises on the lower ground floor a kitchen/living room with direct access to the garden, alongside a bathroom. The ground floor offers two bedrooms, providing flexible living space ideal for home working or guest accommodation. To the first floor are two further double bedrooms, with the main bedroom spanning the full width of the house. Externally, the property benefits from a private south-facing courtyard garden, enjoying plenty of natural sunlight. Situated in the popular Rochester Street area of Brighton, the property is within 1 mile of the beach, local shops, amenities, and transport links, making it ideal for both owner-occupiers and investors alike.

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## **Rochester Street, Brighton**

- Sold With No Onwards Chain
- Four Bedrooms
- South Facing Garden
- Ideal Family Home
- Huge Potential

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

guide price

**£400,000 - £425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108495](https://fox-and-sons.co.uk/Property/KET108495)



Property Ref:  
KET108495 - 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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