



**Walpole Terrace, Brighton, BN2 0EB**

**welcome to**

## **Walpole Terrace, Brighton**

A Spacious newly refurbished flat, which is vendor suited, it has two garden areas, a west facing lounge, and a modern fitted kitchen and bathroom. It would make an ideal first time buy and is found in a very popular location.





Fox and Sons are delighted to offer this stunning lower ground floor flat which is vendor suited. The current owner has spent a large amount of time, effort, and money to create an amazing home which is beautifully presented from the second you enter from your private street entrance.

The lounge is a good size and is west facing so gets all of the afternoon sun. The kitchen and bathroom have both been remodelled to create a modern finish throughout. To the rear of the flat there is a split level garden with a patio garden which has steps leading to a raised lawned garden which is ideal for catching the afternoon sun. The property is located on the edge of Kemp Town. It is conveniently placed with easy access to Queens Park, the seafront, and Brighton centre, yet still a quiet area itself.

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.

**Total floor area 61.4 m<sup>2</sup> (661 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.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Walpole Terrace, Brighton**

- Stunning Flat
- 900 Plus Years On The Lease
- Private Street Entrance
- Modern Fitted Bathroom And Kitchen
- 

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
KET108311 - 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 688148**



[kemptown@fox-and-sons.co.uk](mailto:kemptown@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**