



Kingsmere, London Road, Brighton, BN1 6UX

welcome to

Kingsmere, London Road, Brighton

Impeccably presented and perfectly positioned, this impressive GROUND FLOOR apartment features open plan living area, recently fitted shower room and stunning kitchen. GARAGE. Moments from Preston Village and the train station. NO ONWARD CHAIN - VACANT POSSESSION.

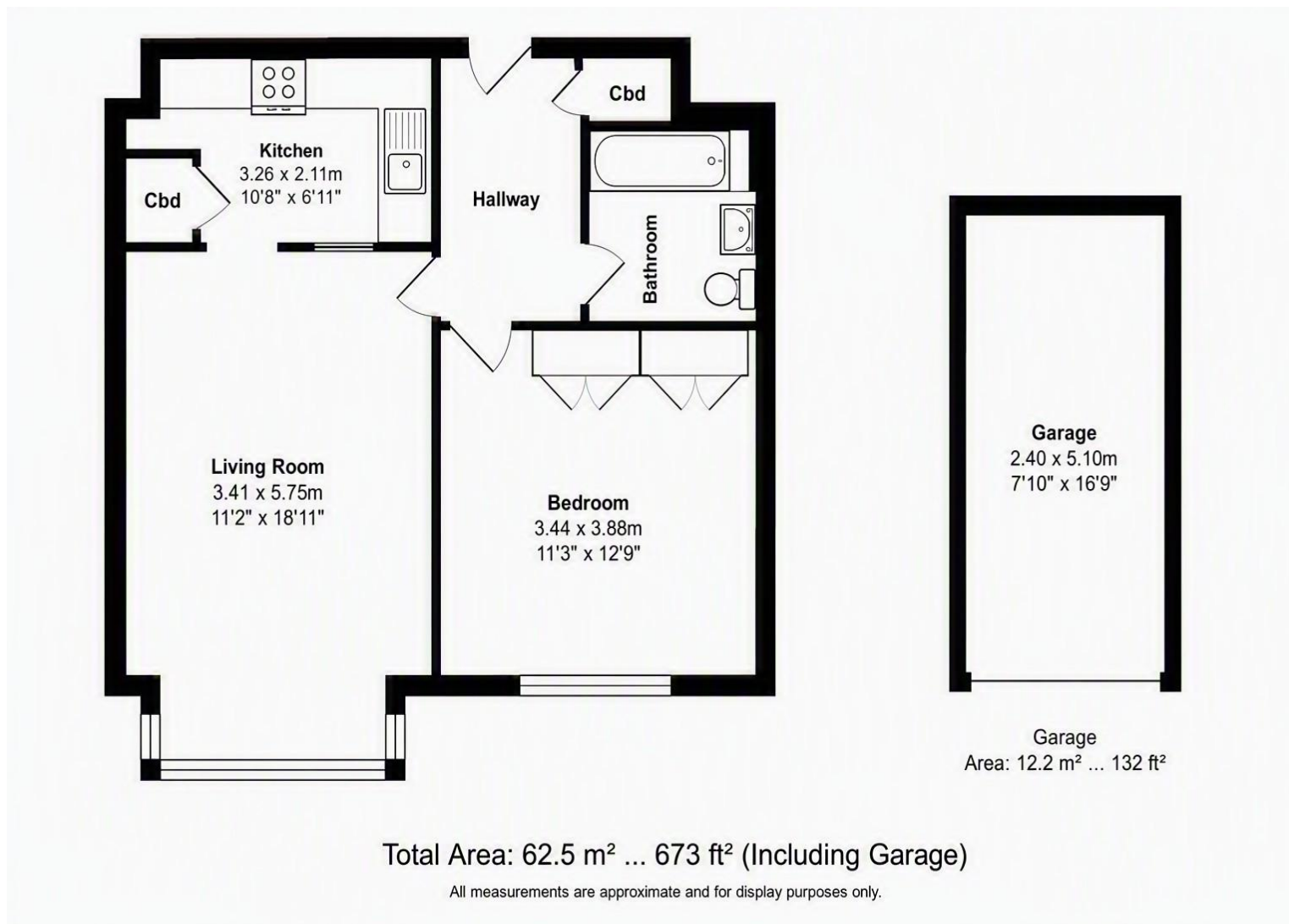


Introducing an immaculately presented ground floor apartment located in the ever-popular Preston Park area of Brighton. Offering exceptional, turnkey condition throughout, this spacious 62 sq metre home has benefited from recent enhancements, including a newly fitted, contemporary kitchen and an elegant shower room, providing stylish, modern living at its finest.

The apartment offers generous living accommodation, boasting a well-appointed double bedroom that promises restful nights. The decor throughout is immaculate, freshly updated to create an inviting and comfortable environment, ensuring all you need to do is move in. Additional practicalities include a private garage, providing valuable storage options or secure off-road parking.

The property is offered with no onward chain, allowing a straightforward buying process.

AGENT NOTE - 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.



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- ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- LONG LEASE - OVER 125 YEARS REMAINING
- BRAND NEW BATHROOM AND MODERNISED KITCHEN
- GARAGE
- SERVICED BOILER
- PRESTON PARK TRAIN STATION NEARBY

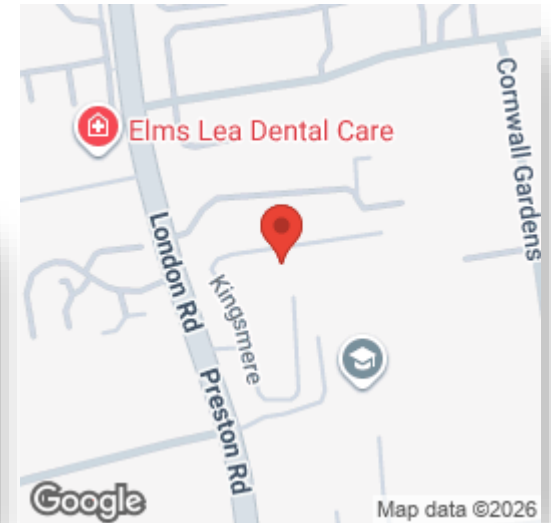
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2529.50

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 147 years from 16 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106988



Property Ref:
PRP106988 - 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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