



**Coombe Road, Brighton BN2 4ED**

**welcome to**

**Coombe Road, Brighton**

Offered with considerable potential and occupying a desirable Coombe Road location, early viewing is highly recommended to fully appreciate everything this property has to offer.



**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.

**Agent Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



***view this property online*** [fox-and-sons.co.uk/Property/BEG107419](https://fox-and-sons.co.uk/Property/BEG107419)



welcome to

## Coombe Road, Brighton

- Three-bedroom semi-detached house
- Sought-after Coombe Road location
- Spacious and versatile accommodation
- Private rear garden
- Requires updating throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BEG107419](https://fox-and-sons.co.uk/Property/BEG107419)



Property Ref:  
BEG107419 - 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.

  
fox & sons



**01273 677544**



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



196-197 Lewes Road, BRIGHTON, East Sussex,  
BN2 3LA



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