



Matlock Road, Brighton, BN1 5BF

welcome to

Matlock Road, Brighton

Fantastic two double bedroom GROUND FLOOR garden flat that is in a popular residential location close to Preston Park Station and local shops. A large private rear garden and open plan living room kitchen, sold with NO ONWARD CHAIN

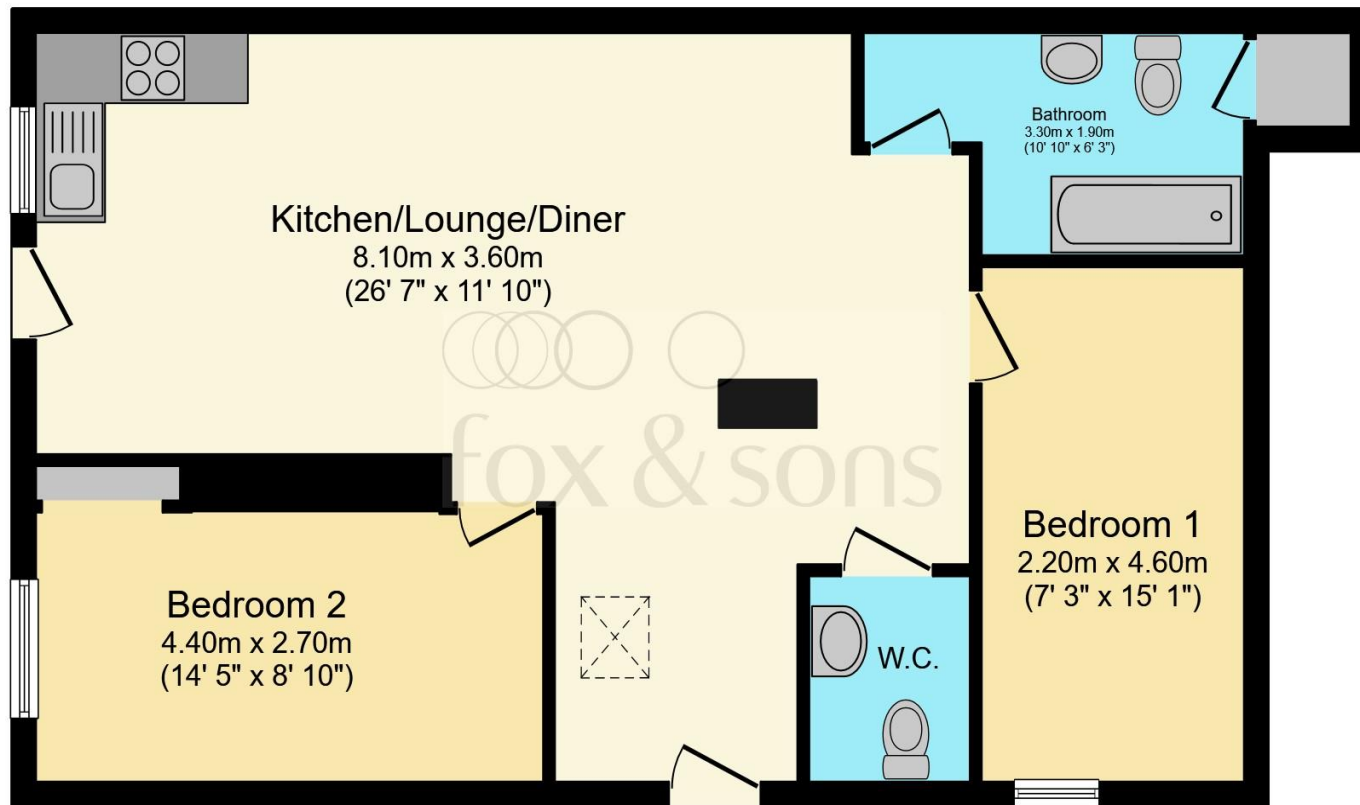


This large two bedroom ground floor flat with its own garden is in great condition with plenty of opportunity to make it your own.

Upon entering the property you are met with a large living space with wooden flooring throughout. Adjoining the living room area is the kitchen which is in good condition with a good range of cupboards along with integrated appliances and also space for a dining table. The open plan area is perfect for entertaining family and friends. Off of the living room are two well-proportioned double bedrooms, a family bathroom and separate WC.

Leading outside to the garden, you have a flint wall divide from next door and the rest is boarded by a timber fence. Decking runs from the front to the back and is in good order. This garden is a sun trap for all the morning sunshine worshippers.

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.



Total floor area 67.8 sq.m. (730 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- GROUND FLOOR FLAT
- LARGE REAR GARDEN
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN
- 0.2 MILES FROM PRESTON PARK STATION
- TWO BEDROOMS
- 23'0 LOUNGE/KITCHEN
- BATHROOM & SEPARATE CLOAKROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1260.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106812



Property Ref:
PRP106812 - 0013

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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