

Argyle Road, Brighton, BN1 4QA

fox & sons

welcome to

Argyle Road, Brighton

Stylish lower ground floor apartment with its own private entrance, tucked away in the heart of vibrant Preston Circus. Beautifully presented throughout, featuring a spacious double bedroom, luxury shower room and private patio garden, perfect for relaxing or entertaining. NO ONWARD CHAIN











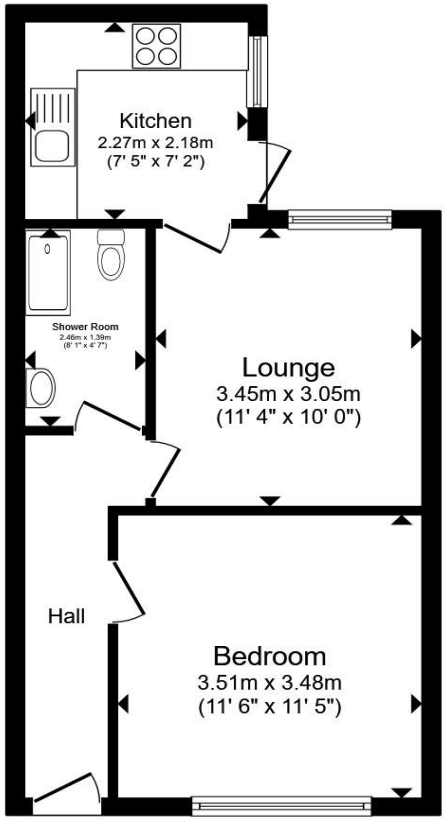


This beautifully presented lower ground floor patio apartment offers an exceptional blend of privacy, contemporary style and a vibrant location in the heart of Preston Circus, Brighton.

Accessed via its own private entrance, this apartment welcomes you into a stylish living space, thoughtfully finished to the highest standard. The property boasts a spacious double bedroom and an immaculate, hotel-style shower room, featuring floor-to-ceiling tiling for a luxurious touch. Every corner of the apartment reflects careful attention to detail, with a modern layout designed for comfortable everyday living.

Step outside to enjoy the private patio garden—an ideal spot for morning coffee, summertime dining or simply relaxing after a busy day. This is a rare find for those seeking outside space in such a central location.

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 38.6 m² (415 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

fox & sons

welcome to Argyle Road, Brighton

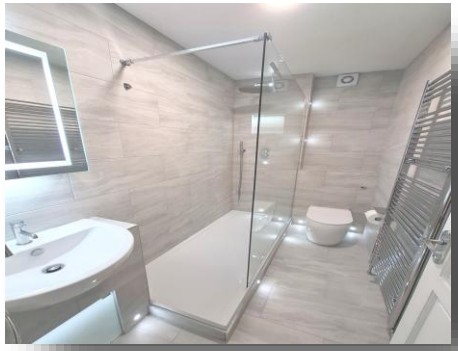
- LARGE DOUBLE BEDROOM
- STUNNING HOTEL STYLE SHOWER ROOM
- PRIVATE OUTSIDE PATIO
- PRIVATE STREET ENTRANCE
- PRESTON CIRCUS LOCATION - GREAT PUBS AND COFFEE CULTURE
- NO ONWARD CHAIN
- BRIGHTON MAINLINE STATION
- PRESTON PARK - RUN CLUBS, TENNIS COURTS, FOOTBALL AND EVENTS

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 200.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106891

The Property Ombudsman

Property Ref:
PRP106891 - 0004

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

01273 508761

PrestonPark@fox-and-sons.co.uk

205 Preston Road, BRIGHTON, East Sussex, BN1 6SA

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.