

Hollyhock, Donald Hall Road, Brighton, BN2 5DF

welcome to

Hollyhock Donald Hall Road, Brighton

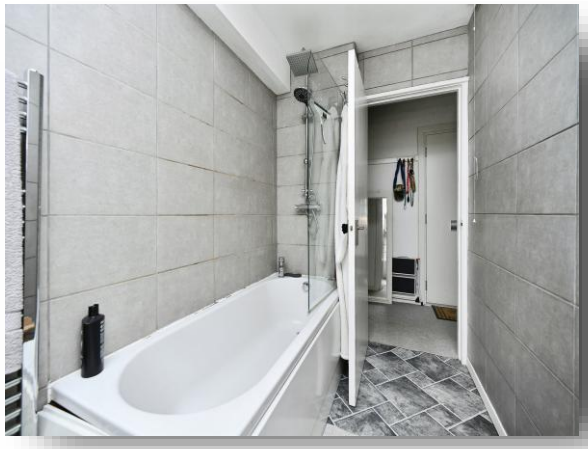
One-bedroom apartment enjoying spectacular panoramic views across Brighton and the sea. Featuring a spacious lounge/diner, separate kitchen, permit parking and a sought-after location close to the city centre and seafront.

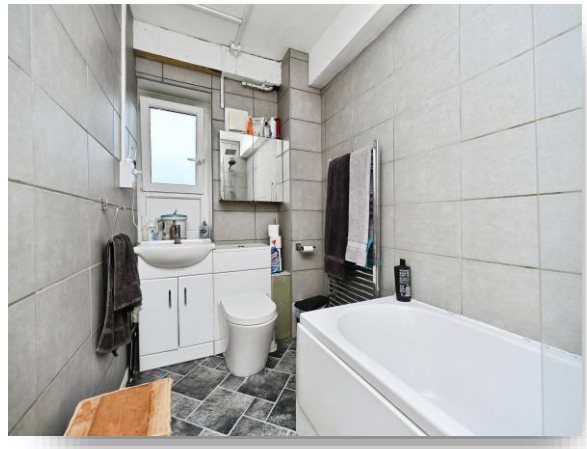


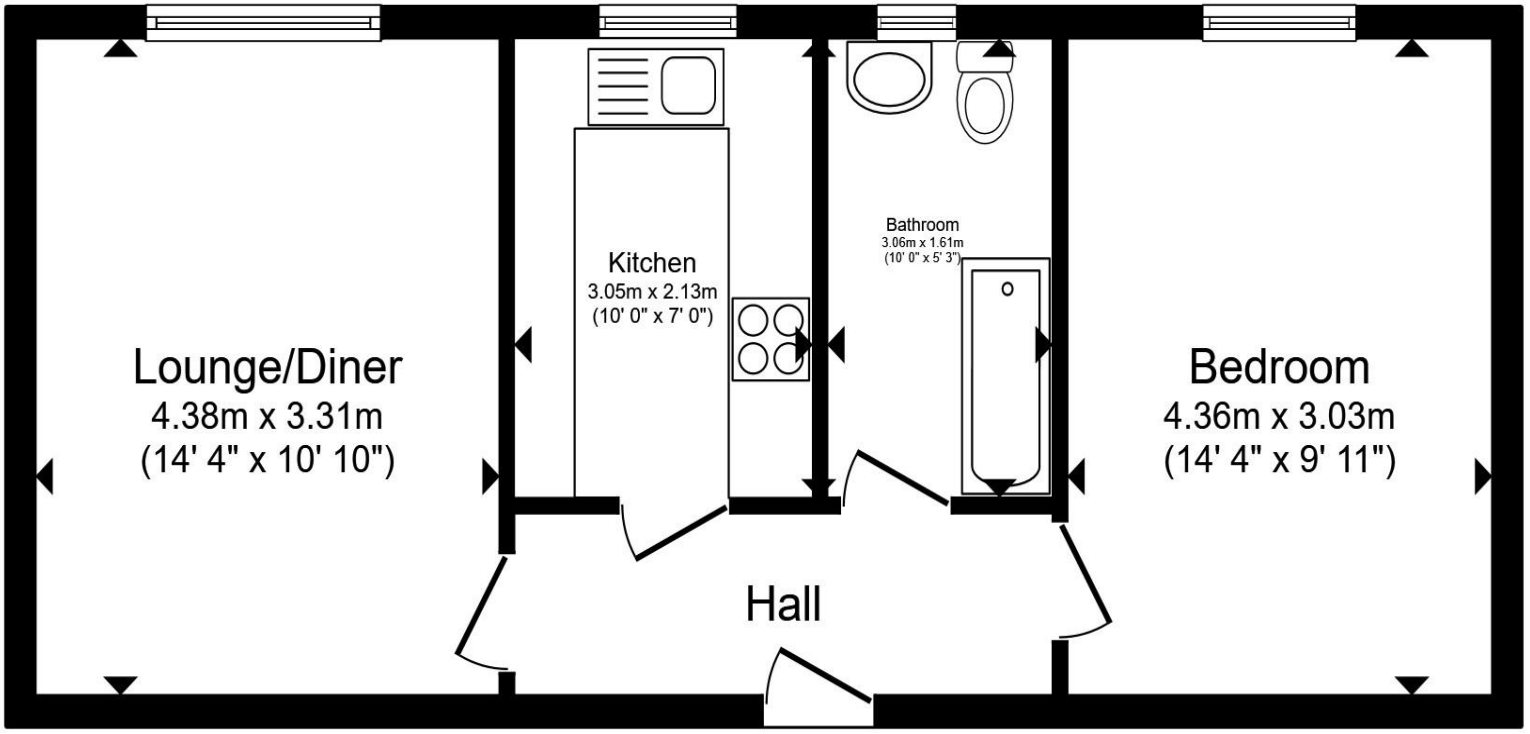












Total floor area 45.3 m² (487 sq.ft.) approx

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

Fox & Sons are delighted to offer this well-presented one-bedroom apartment, ideally situated in the highly sought-after Donald Hall Road area of Brighton.

Occupying an elevated position, this bright and spacious home boasts breathtaking panoramic views across Brighton and towards the English Channel, providing a stunning backdrop from both the living accommodation and bedroom.

The property comprises a generous lounge/dining room, a separate fitted kitchen, a well-proportioned double bedroom and a bathroom. Large windows flood the apartment with natural light while perfectly framing the far-reaching sea and cityscape views.

Conveniently located within easy reach of Brighton city centre, the seafront, local amenities and excellent transport links, the property is perfectly suited to first-time buyers, investors or those seeking a coastal home. Further benefits include permit parking and double glazing.

Viewing is highly recommended to fully appreciate the exceptional views and convenient location on offer.
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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Hollyhock Donald Hall Road, Brighton

- One-bedroom apartment
- Stunning sea views
- Spacious lounge/dining room
- Permit parking available
- Ideal first-time purchase or investment

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: 724.80
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KET108708 - 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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