



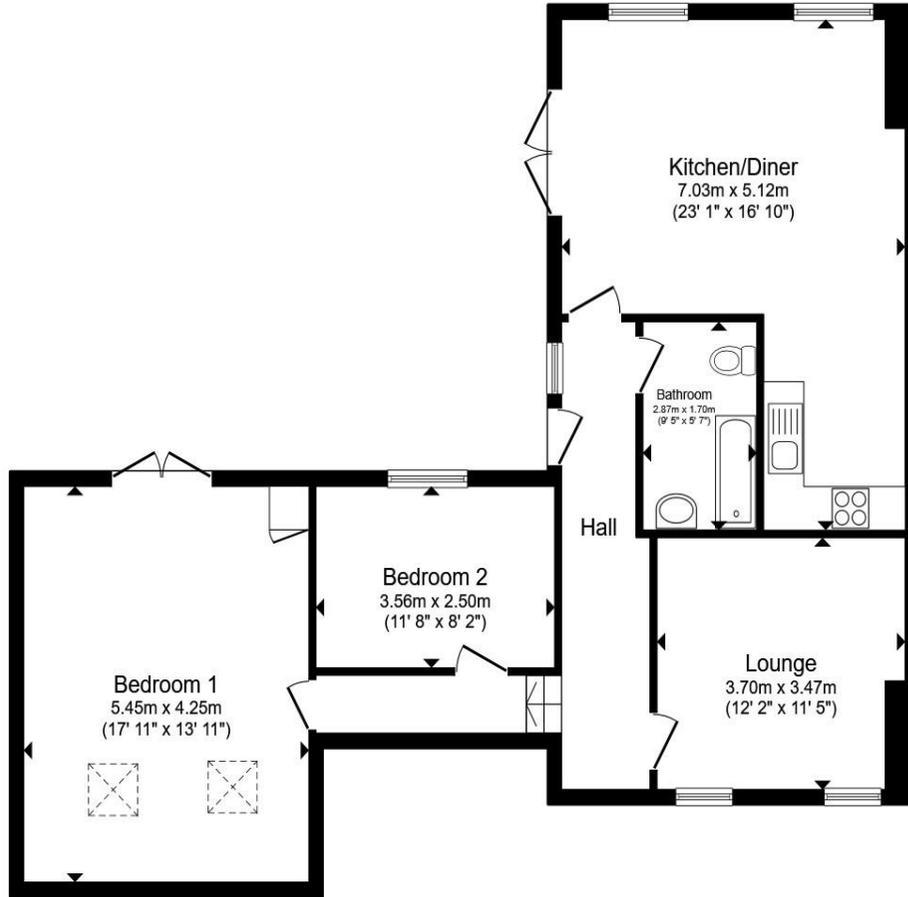
Warren Road, Brighton BN2 6BA

welcome to

Warren Road, Brighton

A spacious and versatile ground-floor flat offering just under 1,000 sq. ft of flexible living. Featuring two/three bedrooms, a private street entrance, and a generous garden, this bright and adaptable home is perfect for anyone seeking roomy accommodation with excellent outdoor space.





Floor Plan

Total floor area 90.2 m² (971 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



Spanning just under 1,000 sq. ft, this spacious and incredibly versatile ground-floor home offers a rare blend of generous living accommodation, flexible layout options, and excellent outdoor space. With its own private street entrance and a well-proportioned garden, this property provides the comfort and privacy of a house with the ease of single-level living.

Inside, the flat features a bright and airy feel throughout, with large windows drawing in natural light.

The layout currently offers two double bedrooms, with the option to utilise a third room as an additional bedroom, home office, playroom, or dining space – perfect for those seeking adaptability.

The main living area is expansive and welcoming, ideal for both relaxing and entertaining, while the adjoining kitchen is well-equipped and offers ample storage and worktop space. The bedrooms are generously sized and neutrally decorated, providing a calm retreat, and the bathroom is modern and fresh in its finish. The standout feature is the good-size private garden, complete with seating and lawned areas, creating an excellent space for outdoor dining, gardening, or simply enjoying the sunshine.

Situated in a convenient residential setting, this property is ideal for first-time buyers, downsizers, or anyone seeking a roomy and adaptable home with great outdoor space.

welcome to

Woodrow House Warren Road, Brighton

- Just Under 1000 Sq. Ft
- Very Versatile Living
- Two/Three Bedrooms
- Private Street Entrance
- Good Size Garden

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108361



Property Ref:
KET108361 - 0005

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 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk