

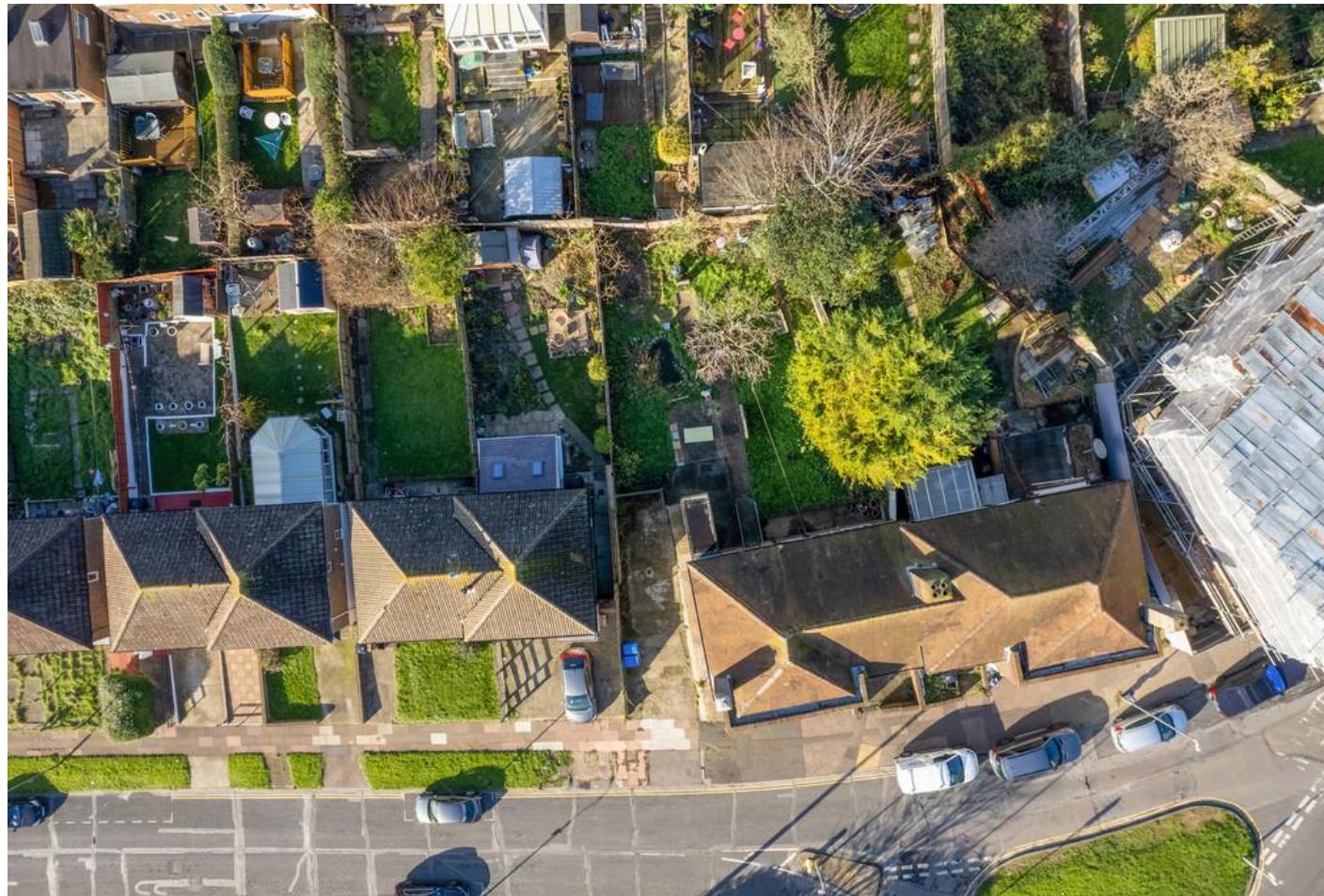


- Freehold mixed-use investment
- Vacant Possession
- Development Potential
- East Brighton location

39 Manor Hill, Brighton, BN2 5EL

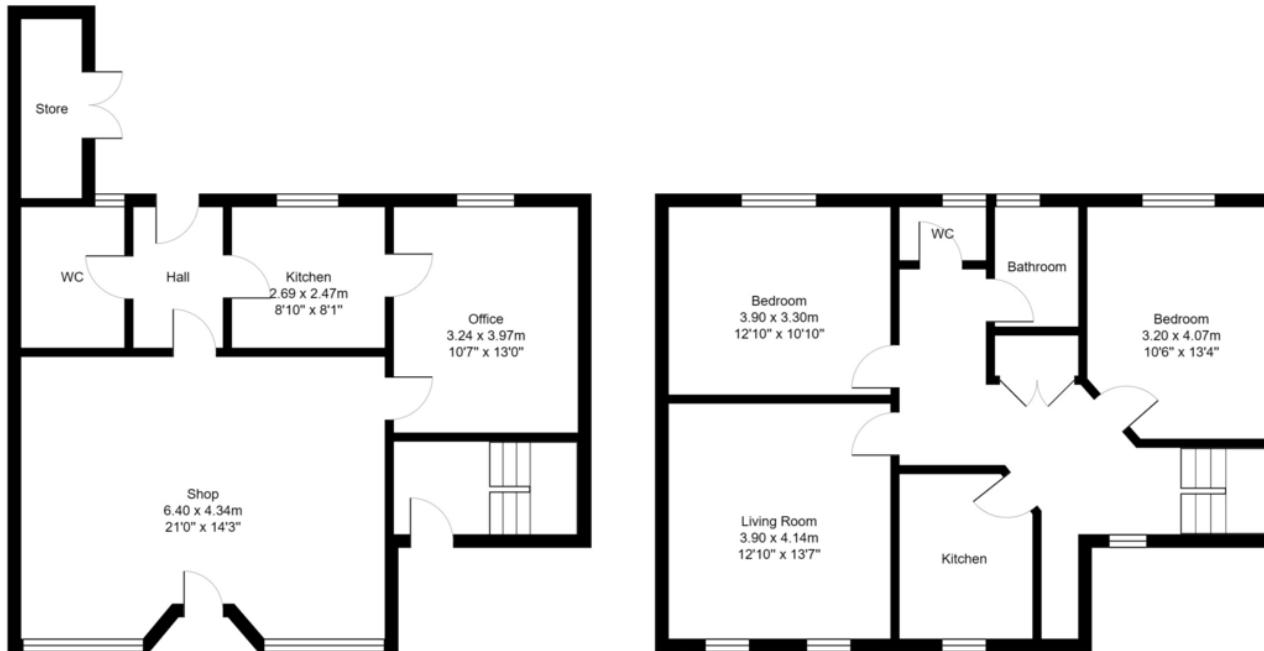
Asking Price £320,000

A freehold mixed-use property comprising a ground floor commercial unit with ancillary space and access to the large rear garden plus a self-contained 2 bedroom first floor flat. The property has the benefit of a wide driveway for 2 to 3 cars. The property is being sold with vacant possession and in the current layout although offers the opportunity to convert the ground floor to residential, subject to obtaining the necessary planning consents. We are advised the ground floor has recently traded under Use Class E. There is also the opportunity to develop to the side and rear, again subject to obtaining all the necessary planning consents. The property is situated in East Brighton, close to Royal Sussex County Hospital, Brighton Racecourse and East Brighton Golf Club.





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Total Area: 144.8 m² ... 1558 ft²

All measurements are approximate and for display purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

