

C&L

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salesandlettings

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EPC : C

£250,000



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Situated in a very convenient location in a popular area is this ground floor 2 bedroom apartment that is currently set out and used as offices, but could easily be reinstated to residential use. The property forms the ground floor of a freehold building** and has been used as commercial for many years though it was originally residential.

The flat has a large entrance porch which in turn leads to a spacious hallway. There are 2 good sized rooms that would become 2 double bedrooms, and a large third room to the rear would make a good sized lounge. There is then space for a Kitchen and a bathroom. The flat would come with off street parking.

The building is situated on the A259 with its varied shopping facilities and restaurants and also a very good bus service providing frequent and easy access to Brighton City Centre. Local primary schools and the secondary school are also close by.

ENTRANCE PORCH

SPACIOUS HALL 9'4" x 8' (2.84m x 2.43m)

ROOM 1 (FRONT LEFT) 11'5" x 10'3" (3.47m x 3.12m)

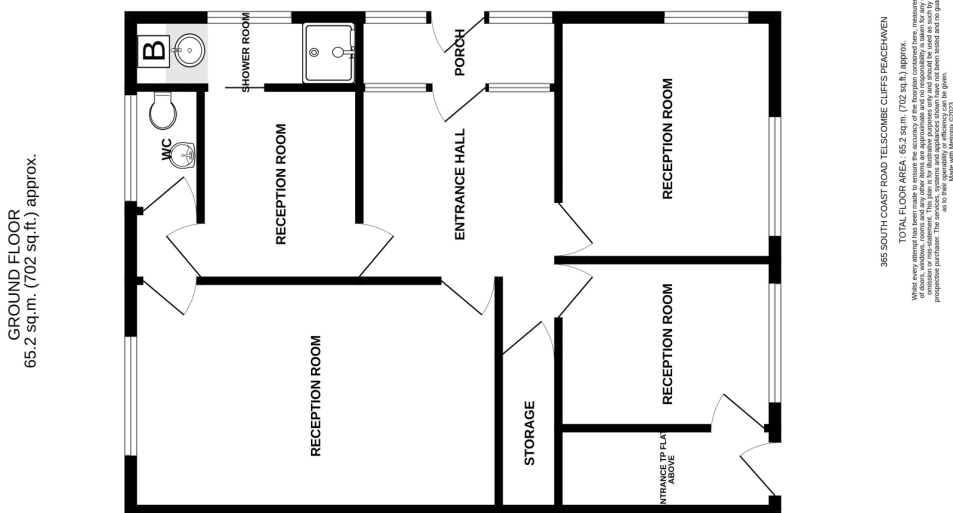
ROOM 2 (REAR LEFT) 10'3" x 7'10" (3.12m x 2.38m)

ROOM 3 (REAR RIGHT) 13'4" x 11'3" (4.06m x 3.42m)

ROOM 4 (FRONT RIGHT) 8' x 7'11" (2.43m x 5.46m)

x2 GROUND FLOOR WC'S

** The Ground floor is being sold with a share of the freehold. The vendor of this property also owns the first floor, which is a spacious 2 bedroom flat currently let on an assured short hold tenancy until May 2024. The vendor would also consider selling the building as a whole for offers in the region of £525,000. The flat on the first floor would need to remain let until the end of the tenancy.



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them.

The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

Any floor plans shown are for identification purposes only and are not to scale

Directors: Paul Carruthers Stephen Luck