



Trafalgar Street, Brighton, BN1 4ED

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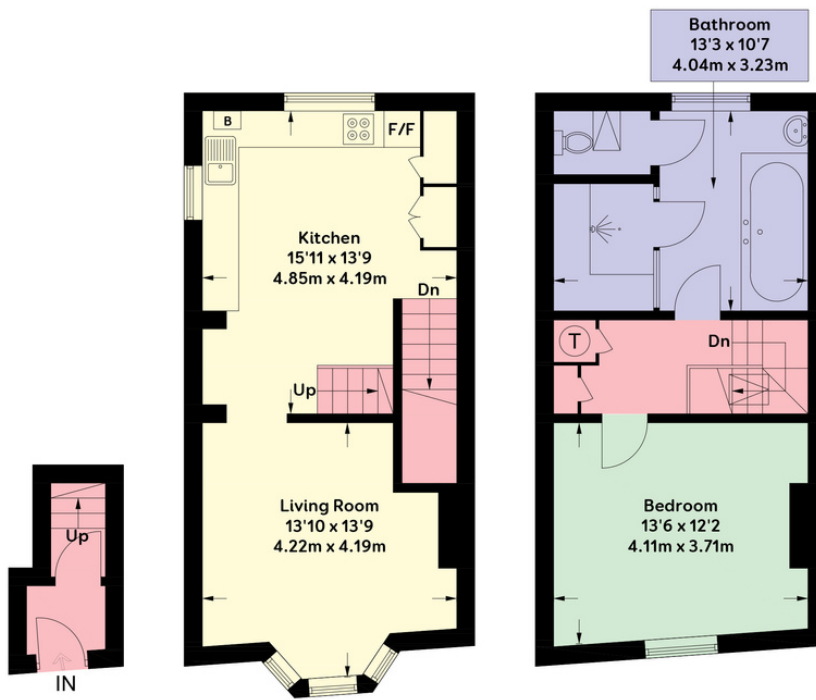
A truly standalone property situated within ideal distance to both Brighton Mainline Railway Station and The North Laine. Finished to an extremely high standard throughout, the maisonette on the first & second floors is an ideal city pad, second home or a perfect investment / Air BNB.

The Freehold sale incorporates a vacant Maisonette with a separate street entrance which offers a luxurious living space in a highly sought-after location, making it an attractive option for various purposes including home & income, investment or a combination of both. On the first floor the apartment has been tastefully executed with a beautiful shaker style kitchen, integrated appliances and storage solutions. The living area offering wood burner, feature marble fireplace and a stunning bay window. Upstairs there is a generous bedroom and an incredible statement bathroom offering a sauna/steam room and fabulous jacuzzi bath, that has been opened up into the loft void incorporating bespoke lighting throughout the property.

The ground floor shop is currently let under an AST* from 2022 at a present rent of £12,000 per annum. This comprises a sales area and storage room to the rear with side access and WC. The building is located on the southern side of Trafalgar Street which receives high footfall throughout the year from tourists, students, office workers and general shoppers. The shop benefits from; full height window display shop front, downlighting inside with feature exposed brick walls, storeroom to the rear with WC.

Trafalgar Street is situated in the heart of the cosmopolitan North Laine Conservation Area of central Brighton. Ideally situated just a short walk from Brighton Mainline Railway Station (0.1 mile). The Komedia Cinema (0.3 miles), the Brighton Dome (0.4 miles), and The Theatre Royal (0.4 miles) are nestled amongst an eclectic array of boutiques, restaurants, bars and cafes. The excitement of Brighton seafront and promenade is within close reach also, as well as the high street shopping on North Street leading to Churchill Square (0.4 miles) and Western Road (0.7 mile), with a Sainsburys supermarket in addition nearby (0.3 miles). Several bus services extend across the Brighton, Hove and further afield. Nearby schools include; Brighton & Hove High (0.6mile), Saint Mary Magdalen's Catholic Primary (0.7 mile), Middle Street Primary (0.5 mile), and Brighton, Hove & Sussex VI Form College (BHASVIC) (1.0mile).



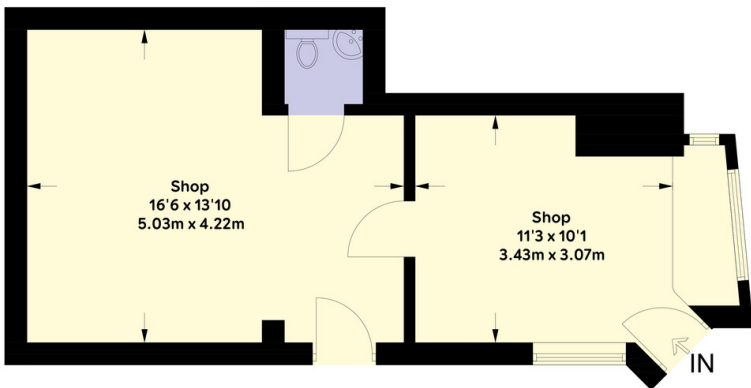


Ground Floor
33 sq ft /
3.1 sq m

First Floor
404 sq ft /
37.5 sq m

Second Floor
395 sq ft /
36.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA) = 832 sqft / 77.3 sqm
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = 830 sqft / 77.1 sqm



APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA) = 364 sqft / 33.8 sqm
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = 343 sqft / 31.9 sqm



Please note:
 These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Agents Notes
 Tenure Freehold
 Service Charge- As & When
 Council Tax Band B
 AST- Ask The Agent For Further Details



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