

Albourne Close, Brighton

£250,000



- Three bedroom purpose built flat
- Balcony with stunning views
- Currently rented out for £18,000 per annum
- Ideal investment opportunity
- East Brighton Location

To view all our homes: phillipsandstill.co.uk

Flat 37, Swallow Court, Albourne Close, Brighton, BN2 5FW



Presenting a spacious and inviting three-bedroom purpose-built flat, situated on the seventh floor of a well-maintained building. This property offers an excellent investment opportunity, as it is currently rented out for £18,000 per year, providing a steady income stream.

As you enter the flat, you are greeted by a generously sized kitchen and living room area, providing ample space for entertaining guests or enjoying quality time with family. The open-plan layout creates a seamless flow between the two areas, enhancing the overall sense of space and functionality.

One of the standout features of this property is the balcony, offering breathtaking views of the surrounding area. Whether it's sipping your morning coffee or unwinding after a long day, this outdoor space provides the perfect setting for relaxation and enjoying the scenery.

The flat comprises three well-proportioned bedrooms, accommodating both residents and guests comfortably. Each room benefits from an abundance of natural light, creating a bright and airy atmosphere throughout the day.

Located in the highly desirable East Brighton area, this property boasts a prime location. With its close proximity to local amenities, schools, and transportation links, it offers convenience and ease of access to everything the area has to offer.



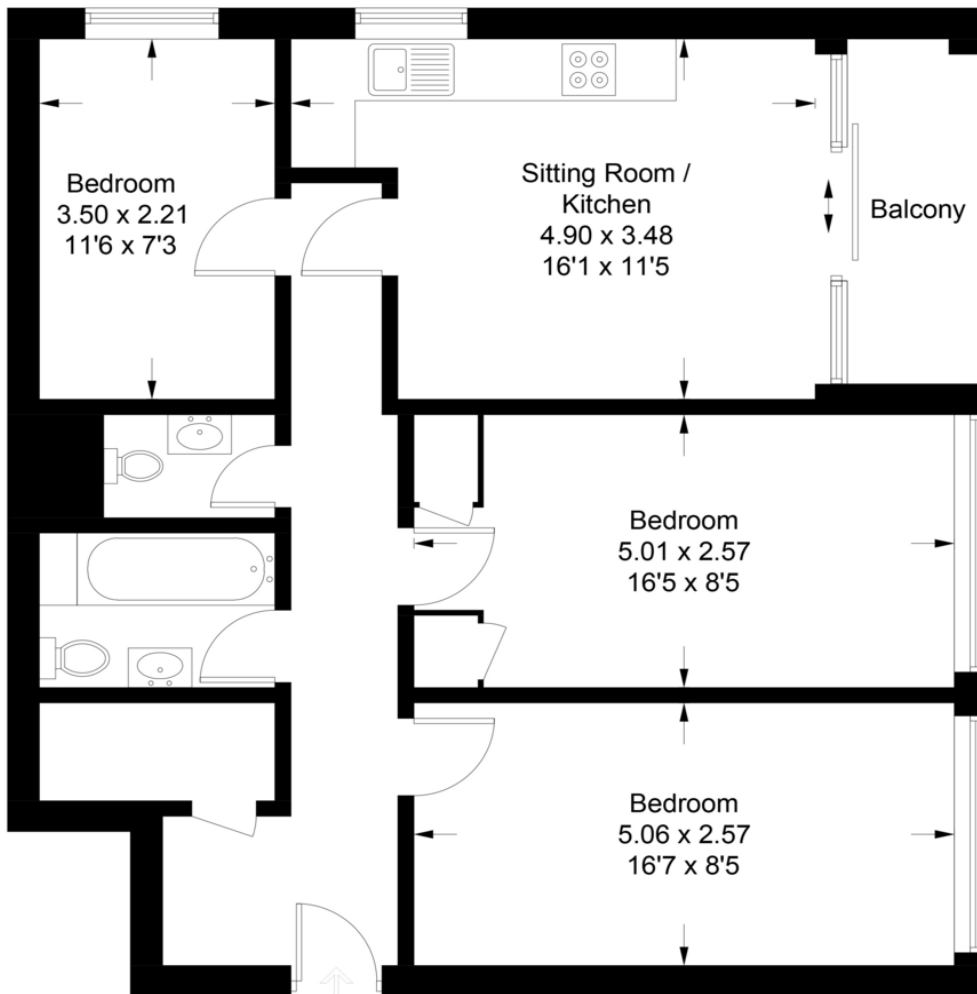
Picture this...

The current owner collects a very attractive rental yield for this property making it a brilliant asset to any investor's portfolio!

Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants, and shops on offer. This City really is known for its entertainment and lifestyle.

Swallow Court, Albourne Close, Brighton, BN2 5FW

Approximate Gross Internal Area = 71.0sq m / 764 sq ft



Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

SEVENTH FLOOR

ENTRANCE HALL

BEDROOM ONE

16' 7" x 8' 5" (5.05m x 2.57m)

BEDROOM TWO

16' 5" x 8' 5" (5m x 2.57m)

FAMILY BATHROOM

WC

BEDROOM THREE

11' 6" x 7' 3" (3.51m x 2.21m)

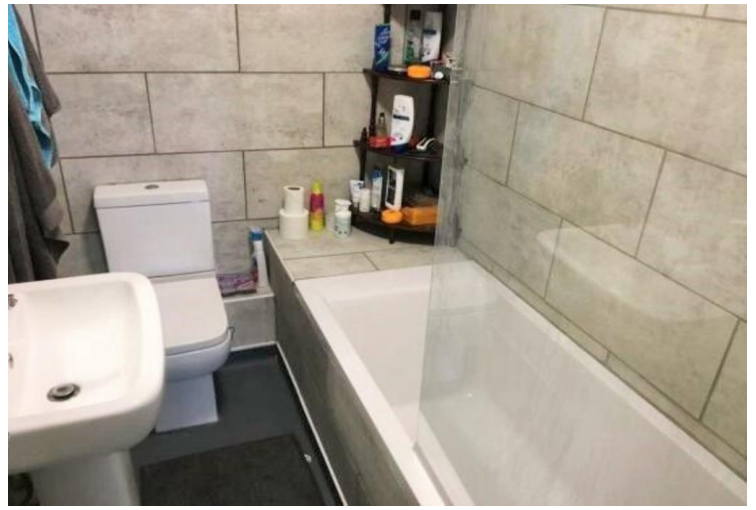
SITTING ROOM/ KITCHEN

16' 1" x 11' 5" (4.9m x 3.48m)

OUTSIDE

BALCONY





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk