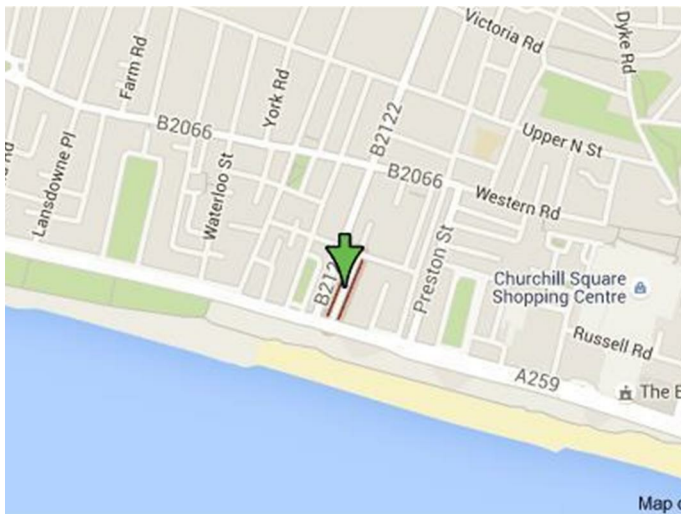


Offers In Excess Of £1,500,000

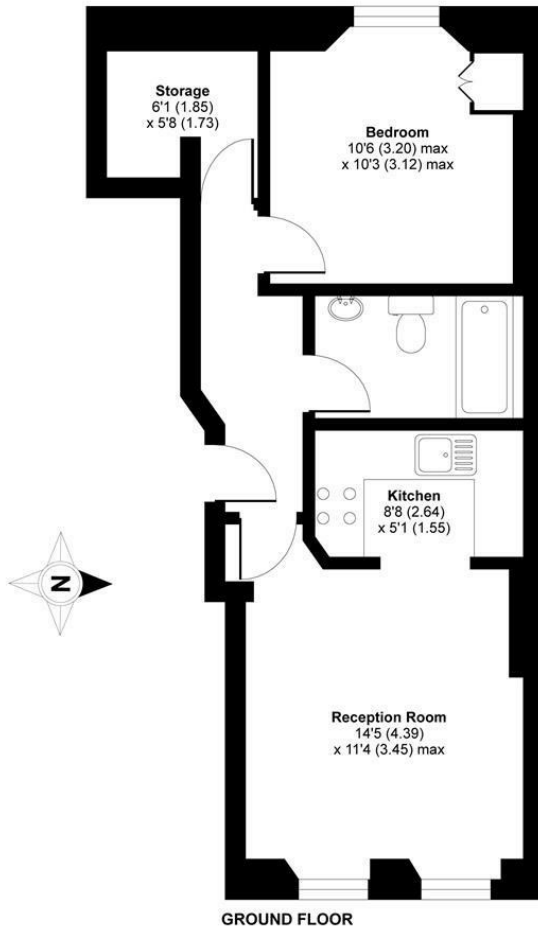
Oriental Place, Brighton





Oriental Place, Brighton, BN1

APPROX. GROSS INTERNAL FLOOR AREA 440 SQ FT 40.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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FREEHOLD INVESTMENT OPPORTUNITY to purchase one of two freehold buildings located on Oriental Place comprising 6 individual properties with an approx. annual income of £73,000.00. The property is a period building with flats converted inside. The building boasts an excellent location and sea views.

Current rental prices for each individual flat:

LGF - EPC - C

Achieving £1050.00 pcm

Tenancy ends: 15.06.2016

A two bedroom patio flat. The property boasts a spacious front facing lounge and open plan kitchen with fitted units.

Flat 2 - EPC - C

Achieving £900.00 pcm

One bedroom flat located on the ground floor.

Flat 3 - EPC - D

Achieving £900.00 pcm

Tenancy ends: 29.09.2016

A well presented first floor split level apartment in fantastic seafront location! This one bedroom apartment has refurbished to a high standard throughout and is centrally positioned to Western Road amenities. The apartment is entered immediately into open plan lounge/kitchen. Kitchen is fully fitted with modern white gloss units

Flat 4 - EPC - C

Achieving £995.00 pcm

Tenancy ends: 4.11.2016

Beautifully refurbished one bed property with floor to ceiling windows opening up to an ornate balcony..

The property is beautifully refurbished yet holds onto its original features. Modern shower room and double bedroom complete this property alongside a spacious open plan kitchen/living area.

Flat 5 - EPC - C

Achieving £1075.00 pcm

Beautifully refurbished two bedroom conversion on

Second Floor of period building. The flat is extremely well presented and features a newly fitted en-suite bathroom, new kitchen and two large double bedrooms.

Flat 6- EPC - D

Achieving £1175.00 pcm

A two bedroom conversion on the top floor of period building. The flat is immaculately presented throughout after under going full refurbishment project. Features a newly fitted kitchen and newly fitted en-suite bathroom.

Disclaimer (WR)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Western Road



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