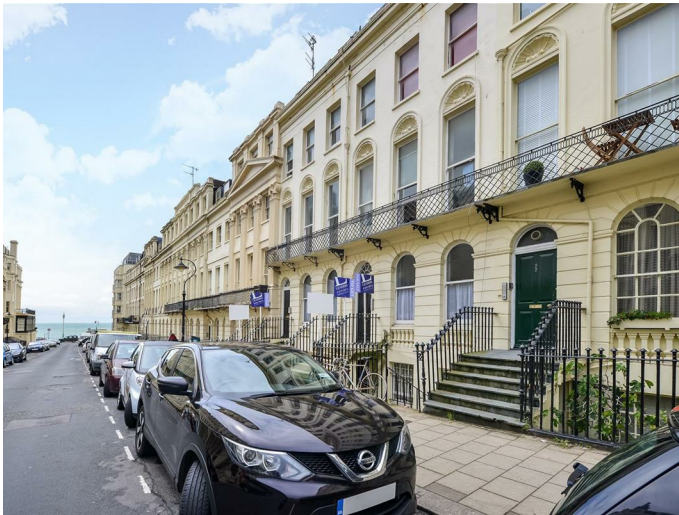


Offers In Excess Of £1,500,000

Oriental Place, Brighton



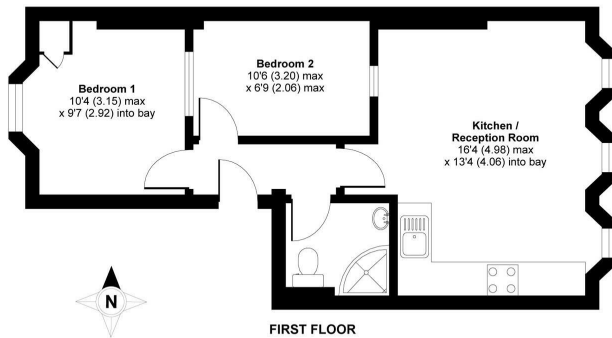


FREEHOLD INVESTMENT OPPORTUNITY; A chance to acquire one of two freehold buildings located in Oriental Place. Each building features 6 individual self contained properties. Oriental Place is a period building with flats converted inside. The building boasts an excellent location and sea views.

The property brings an income of circa £74,400.00 per annum for rent of all 6 individual flats. A yield of approximately 4.96%

Oriental Place, Brighton, BN1

APPROX. GROSS INTERNAL FLOOR AREA 455 SQ FT 42.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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. Copyright nichecom.co.uk 2016 Produced for Leaders REF : 111395

Basement flat -
Currently let under a AST for £950.00 pcm
Well presented two double bedroom patio flat in fantastic seafront location. This Regency conversion benefits from a spacious front facing lounge with large sash windows and an open plan kitchen.
EPC rating: C

Ground Floor Flat -
Currently let under a AST for £850.00 pcm
EPC Rating C

Flat 3 -
Currently let under a AST at £900.00 pcm
1 bedroom converted flat on the first floor of a converted building. The property benefits from an open plan living room/kitchen area. The kitchen has recently been newly fitted. EPC rating C

Flat 4 -
Currently let under an AST for £1250.00 pcm.
EPC Rating C

Flat 5 -
Expected rent of £1075.00 pcm after full renovation EPC Rating C

Flat 6 -
Expected rent of £1175.00 pcm after full renovation EPC Rating C.

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



Western Road



01273 720714



119/120 Western Road, Brighton, BN1 2AD



brightonandhove.sales@leaders.co.uk