

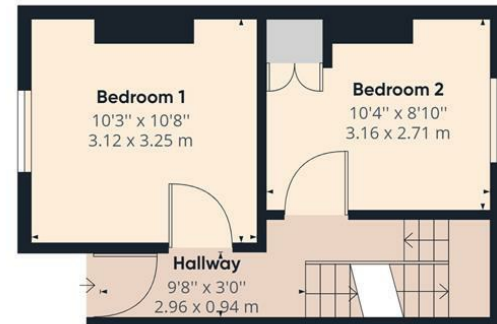
JohnHilton

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Est 1972



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

798.90 ft²
74.22 m²

Reduced headroom
10.94 ft²
1.02 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx 798.90 sq ft

15 Franklin Street, Brighton, BN2 3AL

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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Guide Price £370,000 Freehold

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15 Franklin Street, Brighton, BN2 3AL

Being Sold via Secure Sale online bidding
Terms & Conditions apply
Starting Bid £370,000

A delightful older style three-storey mid-terrace house situated in a pleasant cul-de-sac with direct access at the end of the street to William Clarke Park, within a popular residential area just north of Hanover. The flexible and versatile accommodation is currently arranged as four double bedrooms with a sizeable open-plan kitchen / dining / living area to the lower ground floor which opens out to a paved west-facing patio garden. Now vacant, the property was previously let as an HMO at £2,565pcm or £30,780 per annum. Ideal for those looking for a home to live in or could be purchased as a buy to let investment generating high returns. No onward chain.

Pattinson Auction are working in Partnership with John Hilton on this online auction sale and are referred to as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with John Hilton.

Approach

Steps lead up to covered entrance with part-glazed timber front door.

Entrance Hall

Stairs ascend to first floor, and stairs descend to:

LOWER GROUND FLOOR

Open-plan, dual aspect living space, comprising:

Living Room

3.36m x 4.15m (11'0" x 13'7")

Window to front.

Kitchen/Diner

2.99m x 4.24m (9'9" x 13'10")

Window to rear.

GROUND FLOOR

Bedroom 1

3.12m x 3.25m (10'2" x 10'7")

Window to front.

Bedroom 2

3.16m x 2.71m (10'4" x 8'10")

Window to rear, built-in cupboard.

FIRST FLOOR

Bedroom 3

3.18m x 2.73m (10'5" x 8'11")

Window to front.

Bedroom 4

3.20m x 2.34m (10'5" x 7'8")

Window to rear, built-in cupboard.

Shower Room

2.22m x 1.47m (7'3" x 4'9")

Window to front.

Rear Garden

Low maintenance, west-facing and laid to paving. Brick wall and fenced borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	85
(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

Council Tax Band: **C**

- Three Storey Townhouse
- Flexible & Versatile Accommodation
- Four Double Bedrooms
- West-Facing Patio Garden
- Open-Plan Kitchen/Dining/Living Area
- Shower Room with White Suite
- Pleasant Cul-De-Sac Location
- William Clarke Park at End of Street
- Ideal Home or Buy to Let Investment
- NO ONWARD CHAIN