



A STYLISH AND BEAUTIFULLY presented one bedroom ground floor flat in a CONVERTED GRADE II LISTED BUILDING located off BRIGHTON SEAFRONT. The property is currently an Air B n B and is available either as an ON GOING INVESTMENT or as a RESIDENTIAL HOME. The property is sold fully furnished and benefits from SEA VIEWS and a SHARE OF FREEHOLD, EPC D.

- VIDEO TOUR AND FLOORPLAN
- AIR B N B INVESTMENT OR HOME
- FOR SALE WITH ALL CONTENTS
- GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SPACIOUS LOUNGE/DINING ROOM
- VIEWS TO SEA
- SEPARATE KITCHEN
- SHARE OF FREEHOLD
- NO ONGOING CHAIN





GROUND FLOOR

ENTRANCE HALL

Painted floorboards, cupboard housing electric trips.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and drawers under, fitted mirror over, low level close coupled WC, further fitted mirror, part tiled walls, marble tiled floor, combination radiator/towel rail.

LOUNGE/DINING ROOM

Three East aspect sash windows to bay, views over the square to the sea, painted floorboards, two radiators, door to:

INNER HALL

Overhead storage cupboard, laminated wooden flooring, radiator.

BEDROOM

West aspect multi pane sash window, secondary door to entrance hall, radiator.

KITCHEN

Worktops with tiled surround and cupboards and drawers under, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, electric hob, washing machine, fridge/freezer, wall mounted boiler housing combination boiler, double aspect, South and West aspect multi paned sash windows.

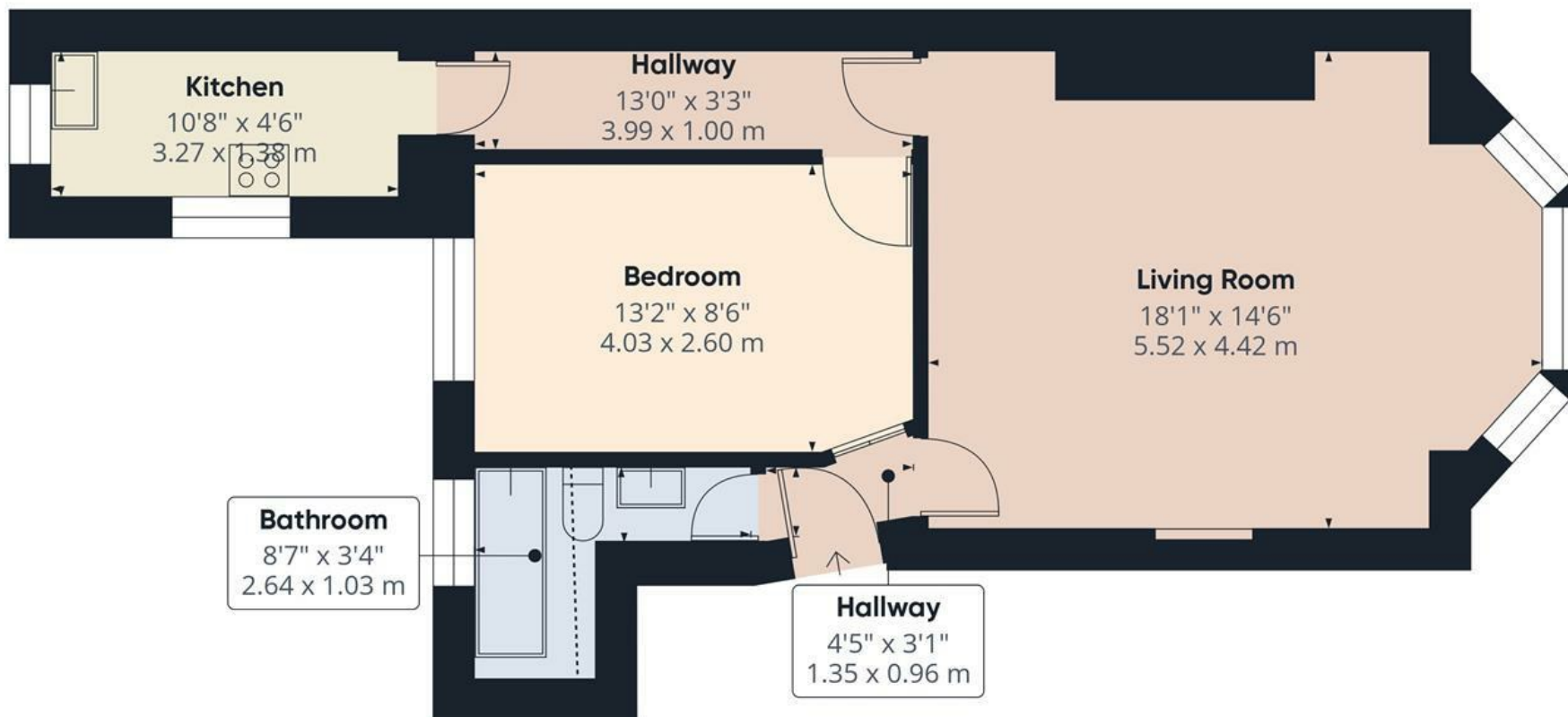
ADDITIONAL INFORMATION

Lease - Balance of 999 years remaining - Share of Freehold

Maintenance - Basic £600 per year

Ground Rent £0

Council Tax Band A - £1,558.71



Approximate total area⁽¹⁾

500 ft²

46.4 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

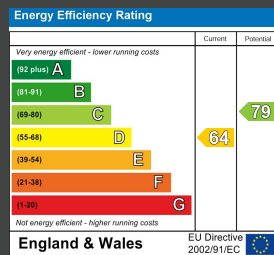
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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