



Description

Entire Freehold to include first floor flat let to a Statutory Tenant, ground floor flat sold off on long lease. The first floor flat comprises living room, kitchen, 2 bedrooms and a bathroom. To the rear of the property the first floor flat has the benefit of a large private rear garden. There is potential to extend into the roof space / or perhaps build up a further floor, subject to necessary planning consents, Interested parties are to satisfy themselves on any planning potential. The ground floor flat has been sold off on a 189 year lease from 25th December 1986.

Situation

Upper Lewes Road is situated within The Roundhill Conservation Area, and is just under half a mile away from Lewes Road, offering a variety of cafes, shops, retail, restaurants, bars and entertainment facilities. The North Laines and Brighton Mainline Railway Station are just under a mile away (London Victoria 62 minutes).

Accommodation

FIRST FLOOR FLAT (55A)

Living Room - 4.24 x 3.50

Kitchen - 2.3 x 2.2

Bedroom 1 - (front) 4.11 x 2.44

Bedroom 2 - 3.72 x 2.13

Bathroom - 3.13 x 1.71

Separate WC - 1.16 x 0.76

Total Floor Area - 67 sq.m.

First Floor Flat - Tenancy Details

Let to a statutory tenant protected by the Rent Act 1977. The rent has been recently registered at £195.00pw, effective from 14th November 2023.



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Ground Rent

GROUND FLOOR FLAT (55)
Peppercorn ground rent

Lease Term

GROUND FLOOR FLAT (55)
189 years from 25 December 1986 at zero ground rent

Tenure

Freehold

EPC

FIRST FLOOR FLAT (55a) - F

Council Tax

FIRST FLOOR FLAT (55a) - Band A

Notes

Offered subject to serving of Section 5A Notices Landlord and Tenant Act 1987 as amended.



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For further information please contact the sole agents

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Price - £180,000

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.