

FREEHOLD



House - Terraced (EPC Rating:)

FULL INVESTMENT, 11 CHARLOTTE STREET, BRIGHTON, BN2 1AG

Offers In Excess Of

£1,250,000

ASTON VAUGHAN
Sales and Lettings



9 Bedroom House - Terraced located in Brighton

* INVESTMENT OPPORTUNITY *

Set in the fashionable district of Kemptown, this is a unique opportunity for landlords and investors to purchase three properties in the same building along with the Freehold, all beautifully appointed and stylish, so ready to go for long term tenants or holidaymakers visiting the city. They have already been successful rentals due to their size, style and location, offering a fantastic yield for those looking for their next portfolio investment.

Victorian townhouse in Brighton's fashionable Kemptown district, this stylish two-bedroom flat feels peaceful and is filled with natural light from east to west. It has been redecorated throughout using a contemporary palette, alongside oak flooring and streamlined fixtures and fittings, so you can move straight in or let it out immediately with ease.

The Victorian house has a classic layout with two apartments available on the lower ground and ground floors, each with two bedrooms. The third apartment is a maisonette spanning the top two floors with four bedrooms and three bathrooms, two of which are ensuite.

It is clear each space has been designed by those with a respect for period properties and an eye for interiors, creating spaces which are both fun and homely. Each flat enjoys the high ceilings of the era and has retained their sash windows and architraves which add character alongside streamlined kitchens and marble lined bathrooms and shower rooms.

Crisp white walls and blonde oak flooring features in each space, curating a sense of light and openness which invites entertaining and family time. They can be sold fully furnished with stylish pieces in keeping with the scheme, so you can let them out immediately if need be.

The first-floor flat is owned privately, but this purchase includes the Freehold of the building giving the new owners greater autonomy. AirBnB letting permitted in the lease, either as individual units or all three units together, which could be a very exciting prospect for some.

All current rental figures and AirBnB charges are available on request.

Vendor's Comments:

"These properties have been a fantastic investment for me over the years. The tenanted flats have always been let by professionals who have kept them in fine condition, and the AirBnB ground floor flat is busy throughout the year as there are many festivals to be enjoyed in the city which has been a favoured holiday destination since the 19th Century. There is a vibrant energy within Kemptown and a real sense of community which is unique within the city. The beach is on your doorstep, and you can walk everywhere from here – I'm really sad to be letting them go."

Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

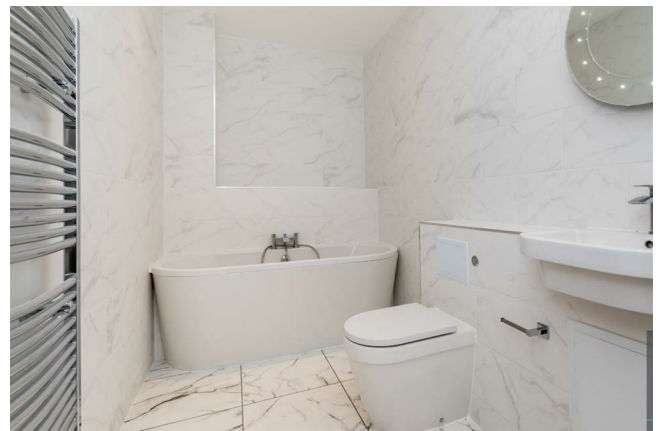
Private: Brighton College and Prep, Roedean

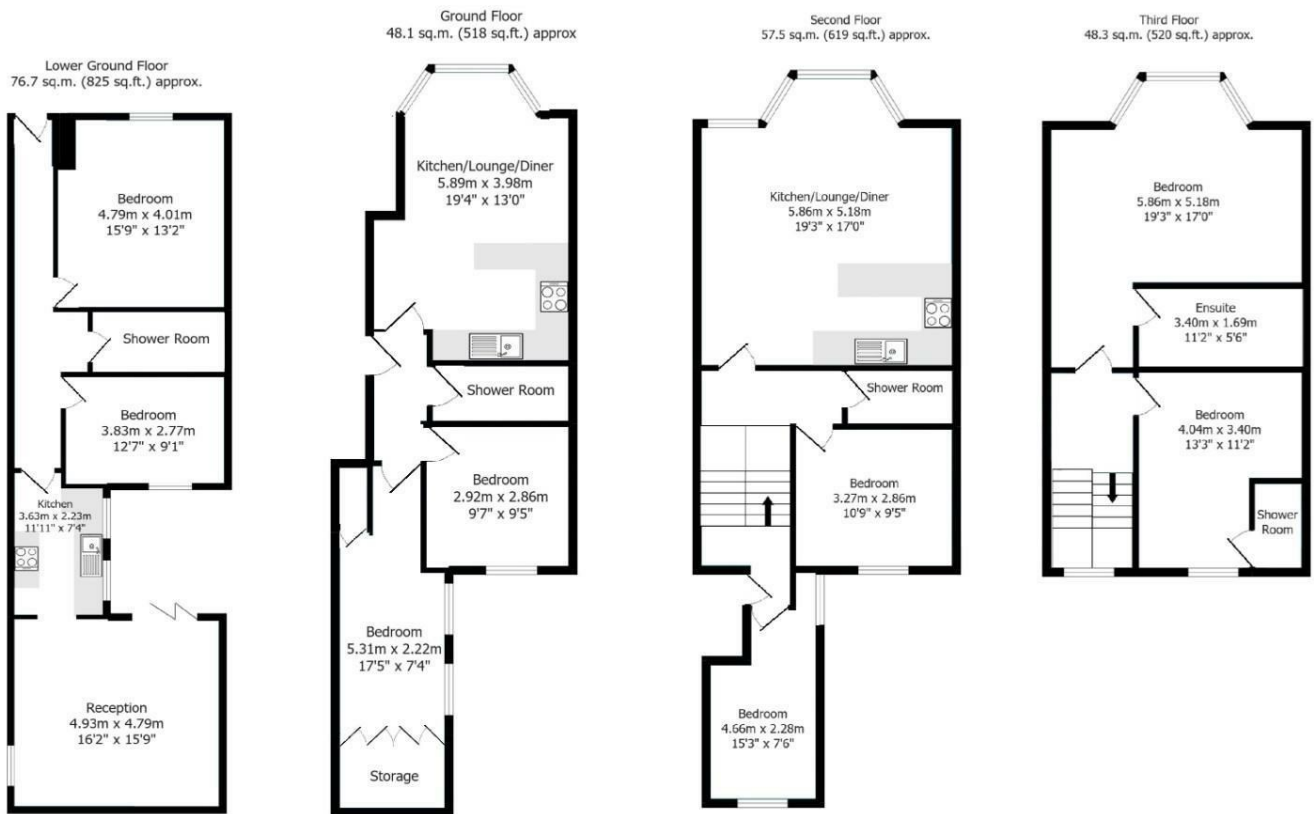
Good to know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is opposite, and it is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the



Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone C has no waiting list.





TOTAL FLOOR AREA 230.6 SQ.M. (2482 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph

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		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.