



St. Georges Road, Brighton

Guide Price
£600,000
Freehold

- PLANNING PERMISSION GRANTED
- IDEAL CENTRAL KEMPTOWN LOCATION
- IDEAL INVESTMENT FOR AIR BNB
- DEVELOPMENT POTENTIAL
- CLOSE TO CENTRAL BRIGHTON

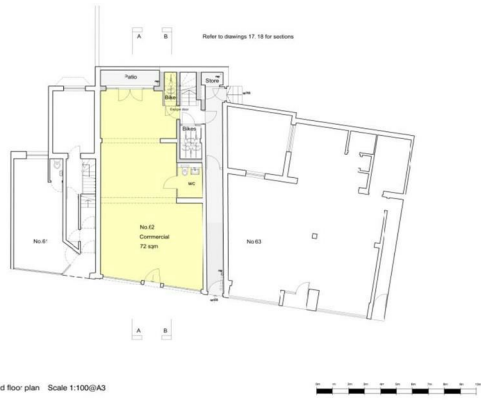
*** GUIDE PRICE £600,000 - £625,000 ***

Robert Luff & Co are delighted to bring to market this perfect development opportunity located in the heart of Kemptown on St Georges Road. Kemp Town Village is famed for its boutique shops, artisan food shops and eateries. Just a stones throw away you will find Brighton seafront with its array of activities, bars and restaurants.

Currently planning has been approved (Ref:BH2020/03793) to create a ground floor commercial space, adding a second floor to the building and creating 3 apartments above - 1x studio, 1 bedroom and 2 bedroom apartments.

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Accommodation

Storage 4' x 2'08

Ground Floor Front Room 20'11 x 15'11

Stairs leading to first floor.

Ground Floor Back Room 27'05 x 20'11

Stairs leading to first floor.

First Floor Front Room 12'06 x 12'05

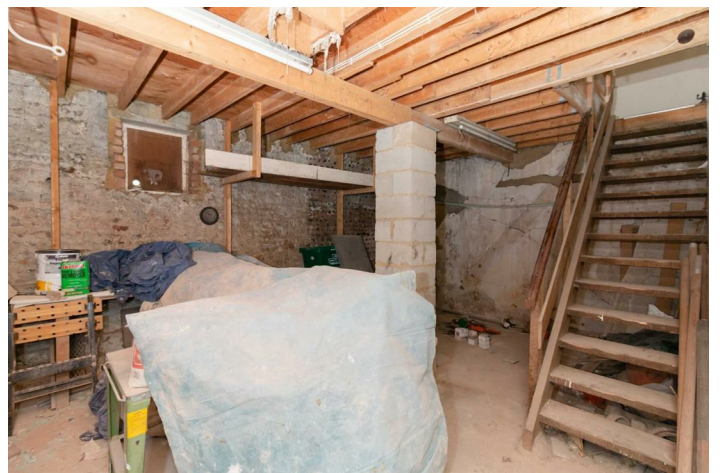
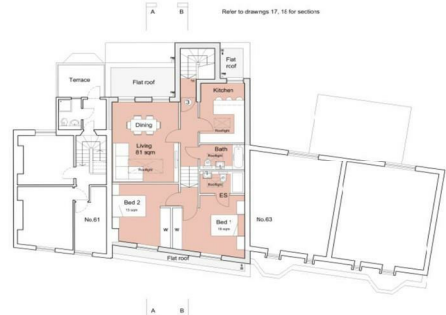
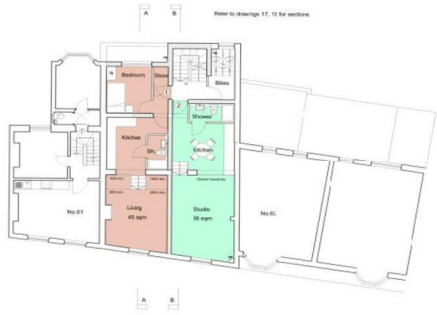
First Floor Front Room 15'07 x 12'03

First Floor Middle Room 25'01 x 11'08

First Floor Back Room 25'06 x 14'02

Shower Room

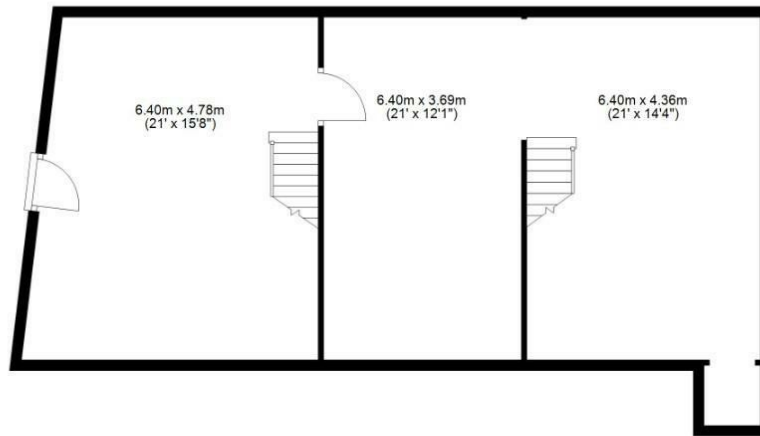
Walk in shower cubicle, with shower attachment. Wash hand basin. Low level flush WC.





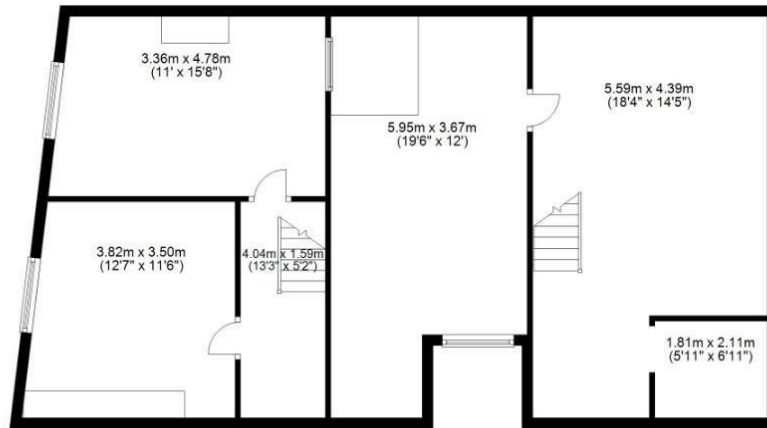
Ground Floor

Approx. 87.2 sq. metres (938.9 sq. feet)



First Floor

Approx. 98.0 sq. metres (1054.6 sq. feet)



Total area: approx. 185.2 sq. metres (1993.4 sq. feet)

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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.