

Roundhill

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



Roundhill Crescent Brighton

£600,000



null

BEDROOM

null

RECEPTION

null

BATHROOM

About the property

SOLD BY LEXTONS AUCTIONS

Guide Price: £600,000+

Freehold Residential Investment

Extremely rare opportunity to be able to purchase this freehold residential investment comprising of 4 self contained flats as follows.

Lower Ground Floor

Currently vacant being marketed at £1,100 pcm

Ground Floor

1 bedroom flat currently let at £850 per month

First Floor

Studio flat currently let at at £750 per month increasing to £775 per month on 15th April 2023

Second Floor

Studio flat currently let at £725 per month increasing to £750 per month on 25th April 2023

Total potential rent when fully let of £41,700

Situated in the ever popular Roundhill Crescent, close to near by universities on an accessible bus route which offers direct access into Central Brighton and Hove, Brighton Marina with its seafront, cinemas and bowling alley, which can also be easily accessed by using the cycle lanes throughout the city. Local shopping is on the doorstep in Lewes Road.

We are advised that the adjoining property, number 12, has converted the upper 2 floors into a 2 bedroom maisonette therefore subject to necessary consents, it is considered possible that the first and second floor studio flats are able to be combined to form a maisonette thereby providing for a significant uplift in value

TO SELL YOUR PROPERTY IN OUR NEXT AUCTION PLEASE DO CALL US NOW







SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approximate gross internal floor area 143.5 sq m/ 1544.7 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.
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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	



Call our sales team to arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
 hovesales@lextons.co.uk | www.lextons.co.uk