

St. James's Street

Brighton



About the property

TO BE SOLD BY AUCTION ON THURSDAY 25 APRIL 2024

The upper parts of a prominent corner building with approved planning permission for the erection of two additional storeys to the existing building, creating space for two 1 bedroom flats, one 2 bedroom flat and one 3 bedroom flat.

Located in the heart of Brighton, in the popular Kemptown district close to many amenities including Brighton Seafront, Brighton mainline train station and the many shops, cafes and restaurants in the City Centre. The self-contained first floor, which has its own direct entrance fronting Charles Street, currently comprises the former ancillary office/storage accommodation to the ground floor retail unit. Separation service/utility works have been completed to facilitate the development

You can find further information about the planning permission (Ref BH2022/03395) at the link below:

<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?>

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This is without doubt a fantastic opportunity and should not be missed!

St. James's Street Brighton

£400,000



1

BEDROOM

2

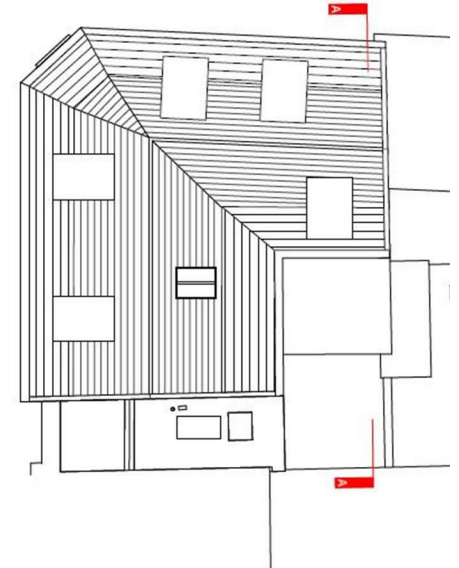
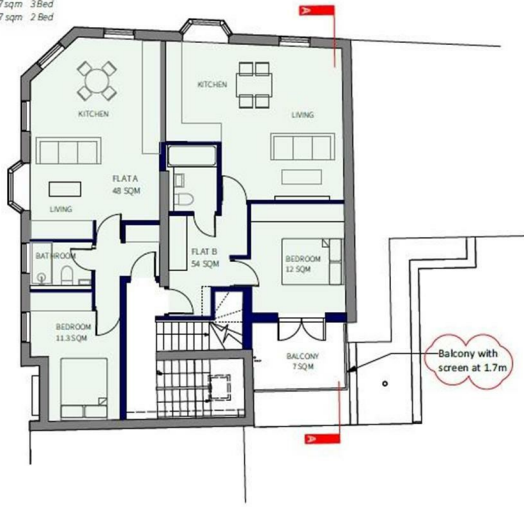
RECEPTION

0

BATHROOM



49 sqm 1 Bed
 54 sqm 1 Bed
 67 sqm 3 Bed
 67 sqm 2 Bed



Proposed First floor
 The first floor already has the approval 1917/09/00214
 for a change of use to 2x 1-bed flats at first floor
 and 1x2 bed flat at roof level with external alterations.
 Also a variation of conditions reference 1917/10/1/0382

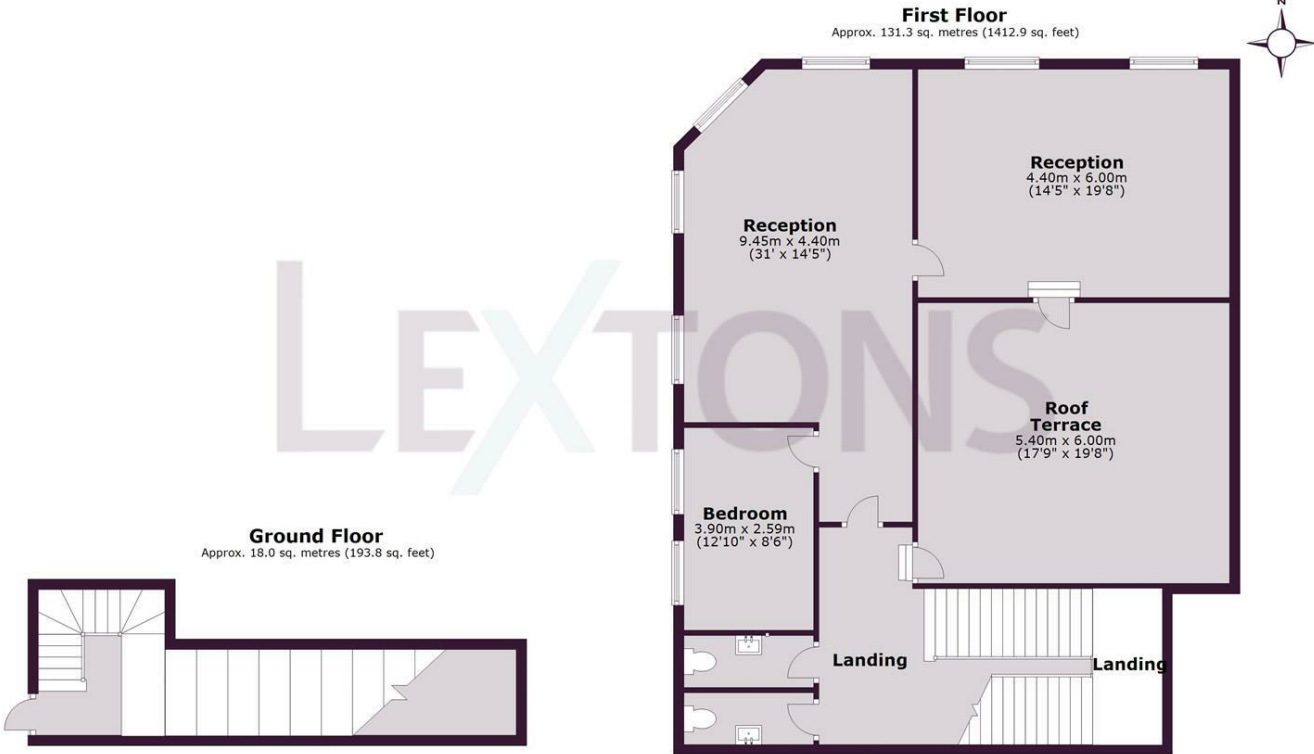
Proposed Second floor

Third floor

Proposed Roof



SCAN HERE TO VIEW ALL AUCTION PROPERTIES



LEXTONS

Total area: approx. 149.3 sq. metres (1606.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes 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	