

Preston Street

Brighton

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About the property

Auction Date 25th Of September 2024

Occupying a prime position on the popular and thriving Preston Street, within the heart of central Brighton, the whole building offers four floors of mixed residential and commercial accommodation within a period building.

The ground floor features a shop front currently configured as a food take away business. The front area being the shop front and kitchen. This leads to two rooms to the rear with a central staircase leading to the basement below. The basement consists of a large room to the front, with further cellar storage and a further large room to the rear with adjoining shower room and toilet and rear door to the property.

Above the ground floor shop is a separate, two bedroom flat accessed with a private entrance to the rights side of the shop open ground level. Upon entering the front door a hallway leads to the stairs that take you up to the kitchen at the rear. A landing leads to the living room with a large bay window. Continuing up the stairs finds the first bedroom to the rear with the second bedroom to the front also features a bay window. Adjoining this is the good sized bathroom.

Preston Street commands an enviable location, running between the buzz of Western Road at one end and Brighton Seafront at the other and parallel to Regency Square. The beach is moments away. All of Brighton's main attractions and landmarks are within walking distance.

Preston Street Brighton

£400,000



2

BEDROOM

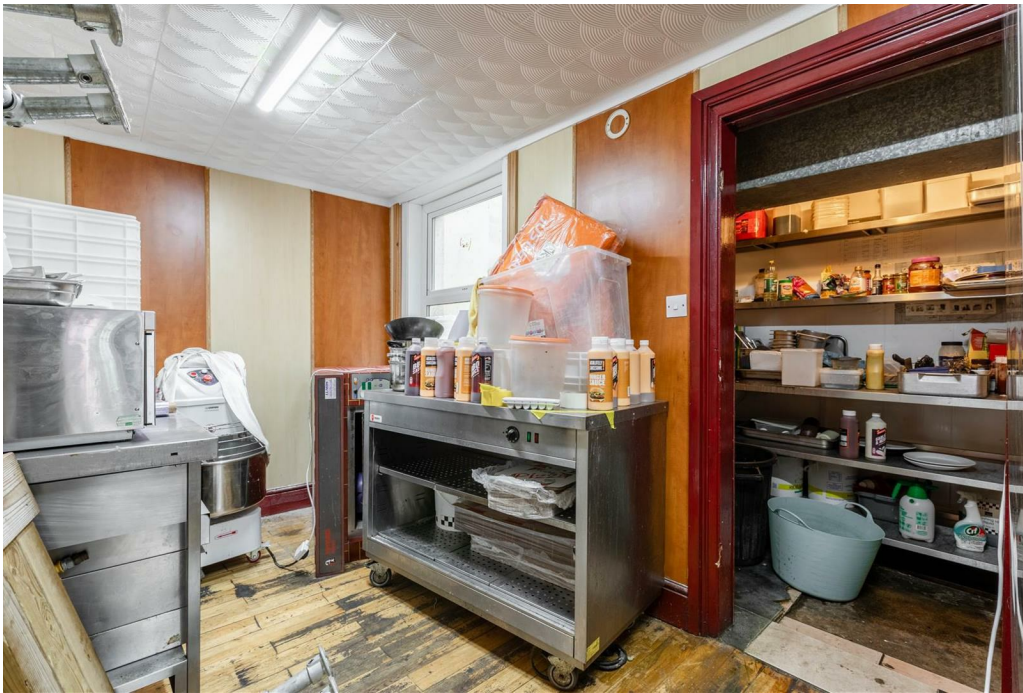
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RECEPTION

1

BATHROOM









SCAN HERE TO VIEW ALL AUCTION PROPERTIES

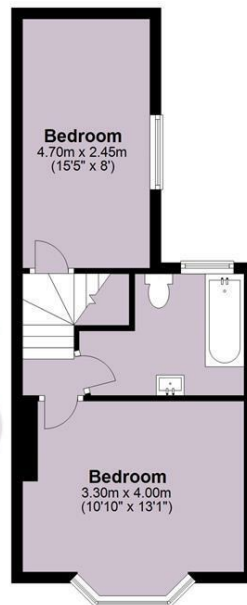
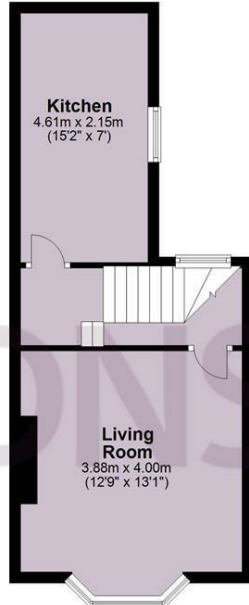
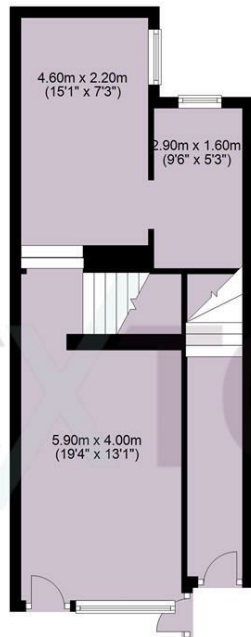
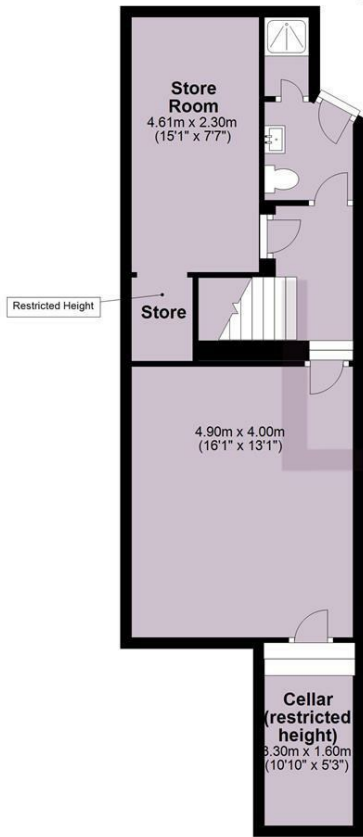
Basement
Approx. 46.5 sq. metres (500.7 sq. feet)



Ground Floor
Approx. 41.8 sq. metres (450.1 sq. feet)

First Floor
Approx. 32.4 sq. metres (348.4 sq. feet)

Second Floor
Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 155.1 sq. metres (1669.5 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			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	