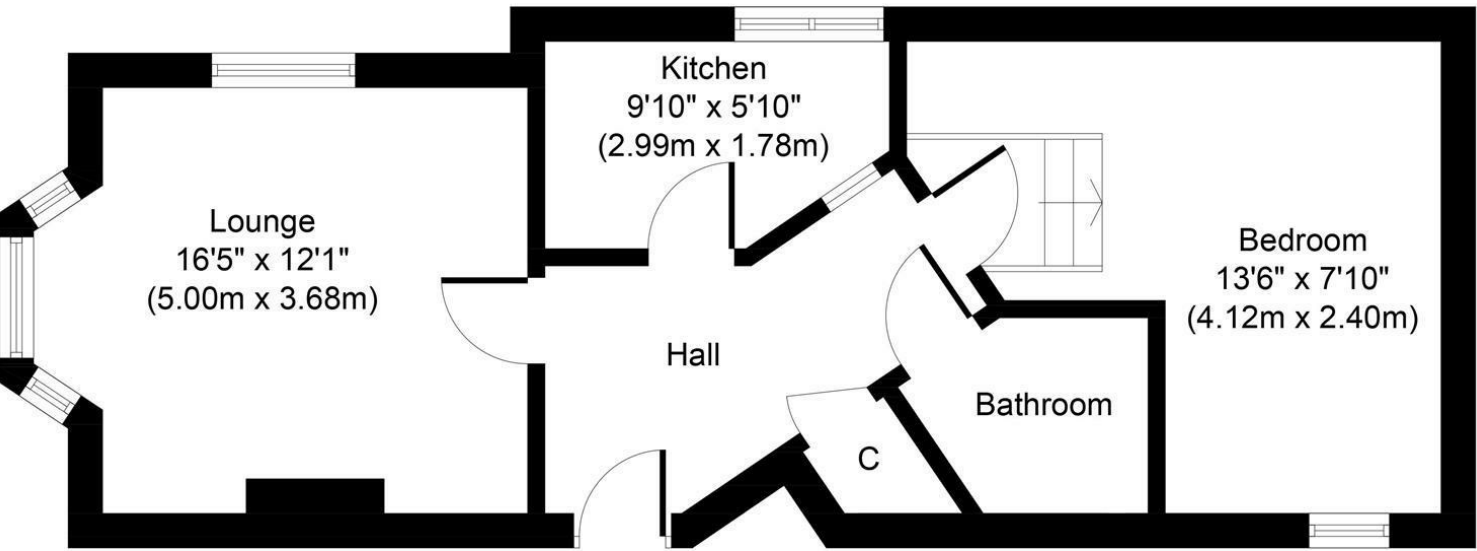
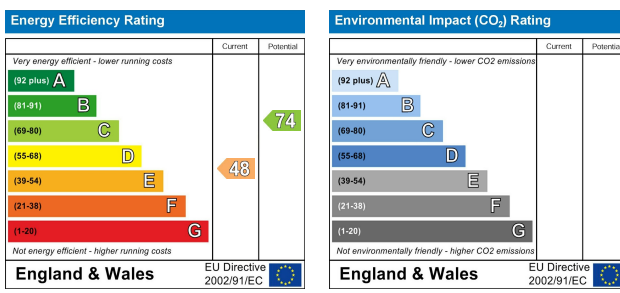


25 London Road, Hampshire  
 Portsmouth, PO2 0BQ  
 Tel: 02393 162663  
 salesportsmouth@psandb.co.uk  
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Approximate Floor Area  
 502 Sq. ft.  
 (46.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**43 College Place, Brighton, East Sussex BN2 1HN**  
**Asking Price £300,000 Share of Freehold**

We are delighted to be offering someone the opportunity to purchase a spacious first floor one bed apartment, the property is part of a period converted building located in the heart of Kemp Town, shops restaurants and the sea front are within walking distance, with other amenities in easy reach like your local schools, hospital and train station.

In our opinion the property is an ideal first time buy or rental opportunity or maybe a second home near to the sea, the property is being offered with no chain and viewings are recommended to appreciate what the property has to offer to prospective purchasers. Council tax B £1648 PA  
 124 years lease. Ground rent £300 PA. Service charge £1345.16 PA Reserve fund contribution £245 PA

- KEMP TOWN VILLAGE LOCATION
- ONE BED APARTMENT
- SEPARATE KITCHEN
- NEAR TO SEA FRONT
- LOCAL AMENITIES NEARBY
- NO CHAIN
- CHARACTER BUILDING
- IDEAL FIRST HOME

**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.  
 Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**  
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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**Hallway**

Front door to private separate entrance. Wood flooring , dimplex heater. Doors to lounge, kitchen and steps down to bedroom.

**Bedroom**

13'6" x 7'10"  
Plain ceiling, electric heater, side elevation double glazed sash window.



unit, work tops fitted wall and base units, halogen hob, electric oven, extractor hood, tiled splash backs, built in fridge, space plumbing for washing machine and wood flooring.



**Living Room**

16'4" x 12'0"  
Plain ceiling, front elevation sash bay window, electric heater and telephone point.



**Bathroom**

Plain ceiling, extractor fan, wall heater, WC, pedestal wash basin, paneled bath shower over and fixed shower screen, tiled flooring, part tiled walls.



**Kitchen**

9'9" x 5'10"  
Plain ceiling, side elevation sash window, single drainer sink

