



1/14



Guide Price

£4,800,000

Added on 24/06/2024

MARKETED BY

**Roche Barrett Estates 3
Limited, Brighton**St Augustine's Business &
Cultural Centre, Stanford
Avenue, Brighton, BN1 6EA

PROPERTY TYPE

Block of Apartments

BEDROOMS

19

BAT

 **Call agent****Request details**

 No floorplan


+10

Key features

- Freehold or Share of freehold
- Close to local amenities
- Modern fitout
- Communal lift
- Victorian Gothic meets modern fitout
- Full block or part block purchase
- On site parking
- Fully let
- Close to transport links
- Other investment opportunities available

Description

BREAKUP VALUE

£5,060,000 based on local like for like comparable

Remarkable block of apartments

Fully let

House Builders warranty

Fantastic location close to local amenities and transport links

THE DEVELOPMENT

Victorian Gothic meets modern living

Recently converted to a high standard

The crowning glory of this note worthy development are 3 remarkable 3 bedroom units, a 4 bedroom penthouse apartments and several 1 and 2 bedroom noteworthy apartments all with outside spaces.

SPECIFICATION

Columbini Italian designer kitchens with ceramic hob, dishwasher, washer dryer, combi oven/microwave, composite feature sink and self repair work surface.

Columbini Italian designer wardrobes with soft close sliders.

Bathroom tiled with designer wall and floor tiles, hybrid Rocca, Gerberit & Pura sanitary ware, heated mirrors and towel rail.

Underfloor heating throughout with room stat in every room.

Double glazed conservation windows. Engineered oak floor in lounge and corridors, carpets in all bedrooms.

Remainder of a 10 year warranty.

Car park, off-street parking.

Entrance foyer with internal letter box and communal lift.

On street and on site parking, Long term on street parking permits also available via local Council

Flexible purchase options such as full freehold title, part block purchase with share of freehold and management service for arms length investors or sale and leaseback for the whole block.

This property is adjacent to a sister business and cultural centre in a well regarded location so other flexible investment opportunities also available.

LOCATION

Close to the city's parks of parks, Preston Park with a host of recreation facilities

Viewings strictly by appointment only.

Please make contact for further information or to receive a brochure.

COUNCIL TAX ⓘ
Ask agent

PARKING ⓘ
Yes

GARDEN ⓘ
Yes

ACCESSIBILITY ⓘ
Ask agent



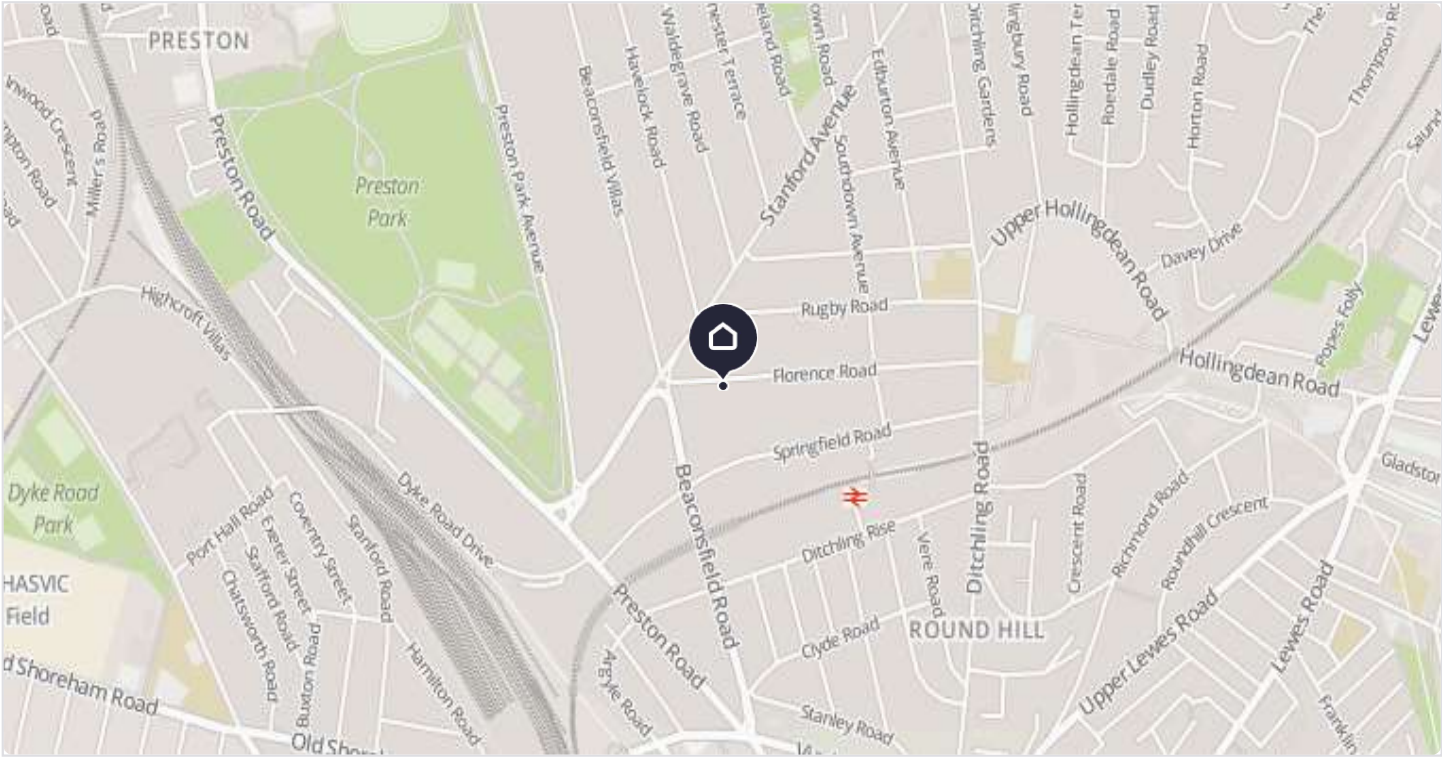
Energy performance certificate - ask agent



Utilities, rights & restrictions



Florence Road, BN1



NEAREST STATIONS ⓘ

- 🚉 London Road (Brighton) Station 0.2 miles
- 🚉 Brighton Station 0.6 miles
- 🚉 Preston Park Station 0.8 miles

🌟 Explore area **BETA**

Brighton

Get to know this area with AI-generated guides about local green spaces, transport links, restaurants and more.

Explore this area

Powered by Gemini, a Google AI model

🏠 Check how much you can borrow

Get a Mortgage in Principle 🔗

You'll have a personalised result in just 20 minutes and you could get viewings faster when you find the home you want, with no impact on your credit score.

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Broadband speed



Property sale history



Recently sold & under offer



About Roche Barrett Estates 3 Limited, Brighton



St Augustine's Business & Cultural Centre, Stanford Avenue, Brighton, BN1 6EA

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Notes

MS

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Add your thoughts on this property...

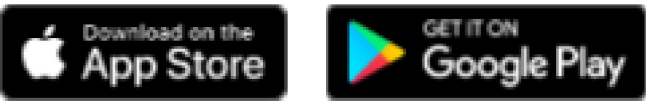
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*This is the average speed from the provider with the fastest broadband package available at this postcode. The average speed displayed is based on the download speeds of at least 50% of customers at peak time (8pm to 10pm). Fibre/cable services at the postcode are subject to availability and may differ between properties within a postcode. Speeds can be affected by a range of technical and environmental factors. The speed at the property may be lower than that listed above. You can check the estimated speed and confirm availability to a property prior to purchasing on the broadband provider's website. Providers may increase charges. The information is provided and maintained by [Decision Technologies Limited](#).

**This is indicative only and based on a 2-person household with multiple devices and simultaneous usage. Broadband performance is affected by multiple factors including number of occupants and devices, simultaneous usage, router range etc. For more information speak to your broadband provider.

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