



Barclay House, Brighton BN2 3BE By Auction £145,000 Leasehold

FOR SALE BY AUCTION on 27th June 2024

Auction Guide £145,000 (OIEO)

Superb FULLY REFURBISHED during 2021, this superb one double bedroom apartment is situated on the ground floor of a purpose-built block, boasting communal outside space accessed directly from the flat itself.


The accommodation consists of a really good sized living room with open-plan fitted kitchen, tiled bathroom suite with shower facility whilst gas central heating and double glazed windows compliment the accommodation.


The flat is currently let on an AST that is currently holding over on a 2 month Notice basis at a passing rent of £13,200 per annum offering a potential yield of 9.1%.

TO PURCHASE WITH VACANT POSSESSION MAY BE POSSIBLE, PLEASE REFER TO AUCTIONEER.

Situated within this central and extremely popular location at the bottom of Elm Gove just off Lewes Road extremely close to the Level and a host of other facilities whilst an excellent bus service provides direct access into the city centre of Brighton.



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		
	73	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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