



Elm Grove, Brighton, BN2 3ET By Auction £400,000 Freehold

SOLD PRIOR TO AUCTION

Auction Guide £400,000+

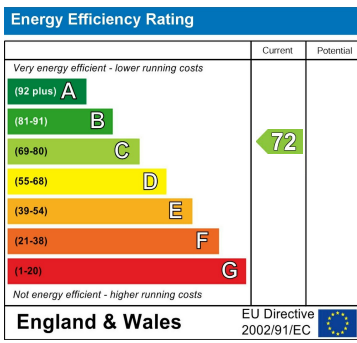
Mid terraced freehold property arranged as 2 x 1 bedroom self contained flats as follows:

1 Bedroom ground floor flat with garden currently let with one currently let on an AST at an annual rent of £12,000.

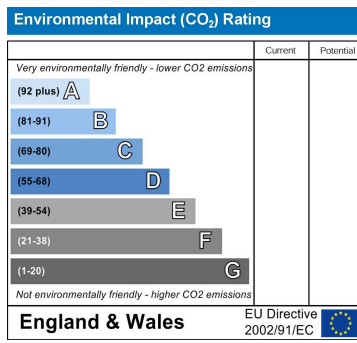
1 Bedroom first floor flat currently vacant.

Potential rental income when fully let is likely to be £24,000 per annum.

Alternatively, the property would make an ideal home and income.



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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