



## Compton Avenue, Brighton, BN1 3PS By Auction £400,000 Freehold

For Sale by Auction on 25th September 2024

Auction Guide £400,000 to £425,000

Significant freehold residential investment arranged as 2 self contained flats as follows;

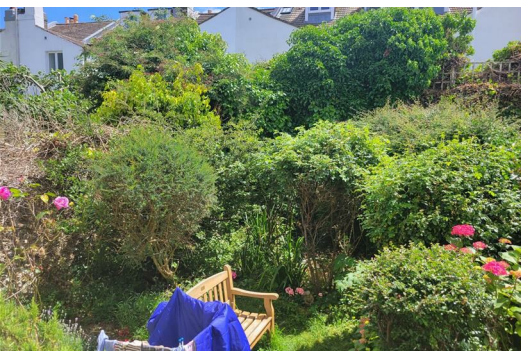
2 bedroom maisonette let to an Assured Tenant (single occupant) under The 1988 Housing Act at a passing rent of £9,600 per annum.

1 bedroom ground floor flat with private garden let to Statutory Tenants under The 1977 Rent Act at a passing rent of £12,000 per annum..

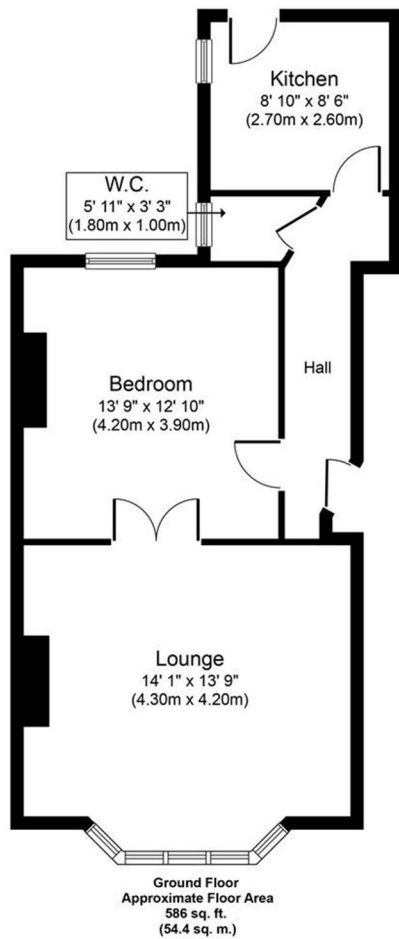
Total rental income of £21,600 per annum.

It is considered the property offers meaningful and very significant long term potential uplift in value whilst in the meantime provides for a good commensurate income return that is, in our opinion, able to be increased significantly in respect of the maisonette once landlords improvements have been implemented as we consider the market rent for the maisonette once updated to lie in the region of £19,200 per annum which would increase the overall rent to £31,200 per annum. On this point, buyers are advised to seek the advice of their rental and legal representative prior to making a binding commitment to purchase.

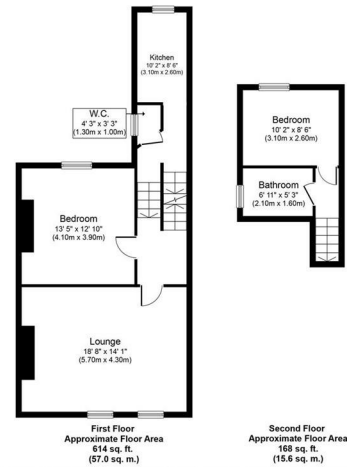
PLEASE NOTE THE TENANTS OF BOTH FLATS ARE PROTECTED FROM EVICTION UNDER THE RESPECTIVE ACTS AS MENTIONED ABOVE.



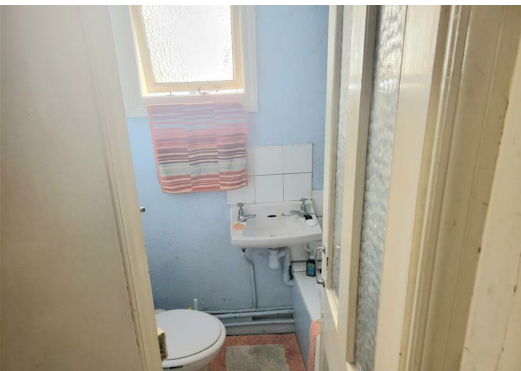
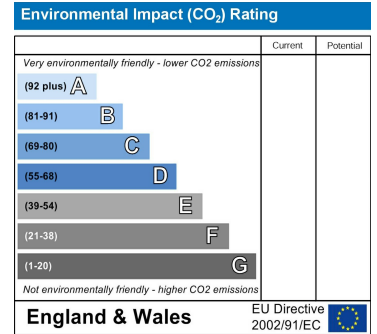
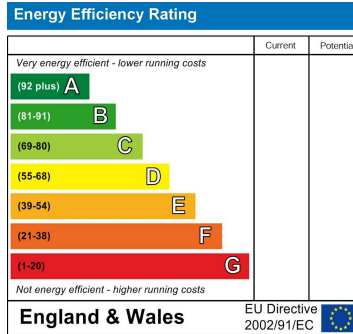




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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**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