



Beacon Hill House Longhill Road, Brighton, BN2 7BF By Auction £300,000 Share of Freehold

For Sale By Auction on 24th April 2025 (pre auction offers invited)

Auction Guide £300,000 +

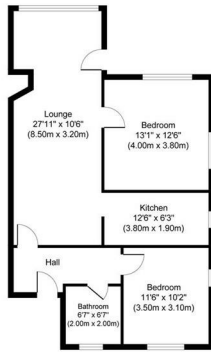
Superb and completely vacant 2 bedroom ground floor flat in excellent condition throughout offering the most stunning views across the downs and towards the sea. Benefiting from gas central heating and double glazed windows, the lounge and dining area are another feature of the property whilst 2 double bedrooms, a modern fitted kitchen and bathroom complete the accommodation.

To the outside is a garage and a private parking space together with use of the communal rear garden whilst access is available from the lounge to a flat roof terraced area and whilst this is not demised within the lease, it is, we are advised, part of the freehold and the flat does come with a share of the freehold and also the residue of a very long 999 year lease.

Situated within this highly sought after location of Ovingdean, with its green and downland surroundings, there is access to Brighton Marina and also the city centre of Brighton, both of which provide for just about every single facility anyone could ask for.

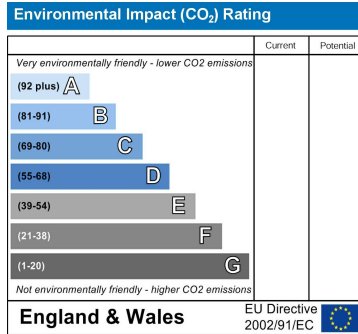
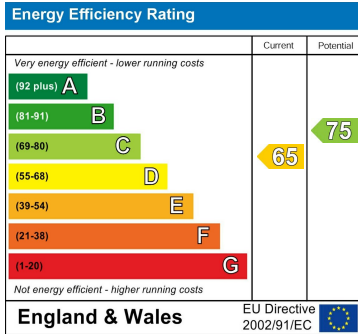
All in all, this flat offers outstanding and extremely rare accommodation at an incredibly sensible price and as such, viewing is highly recommended.





Approximate Floor Area
773 sq. ft
(71.87 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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:

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