



## Crown Road, BN41 1SH By Auction £325,000 Freehold

FOR SALE BY AUCTION on 24th June 2025

Auction Guide £325,000+ (VAT is payable on this transaction)

Vacant Multi Use Building with Car Parking

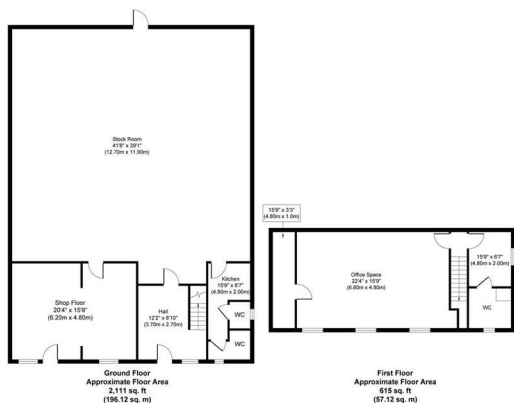
Significant Development Opportunity for residential (houses and or flats) subject to the necessary consents being obtained.

Crown House is a ground and first floor multi use building suitable for office, retail and warehouse and boasts two distinct entrances, with one opening into a spacious retail area and the other leading to a welcoming lobby providing access to the first-floor offices and a rear warehouse/light industrial facility. Ready for immediate occupation. Ample parking to the front of the building is included.

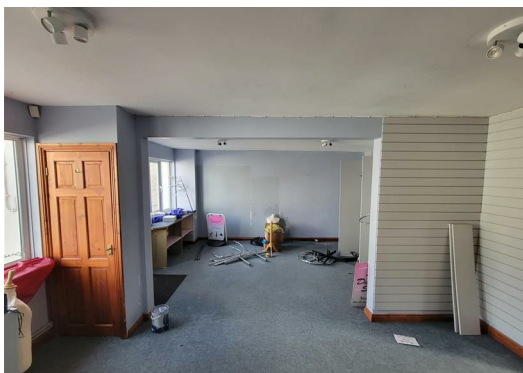
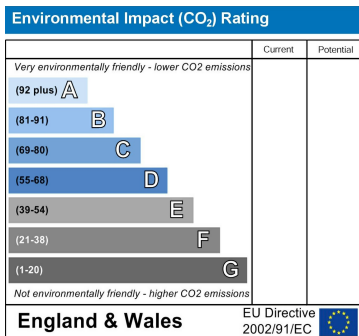
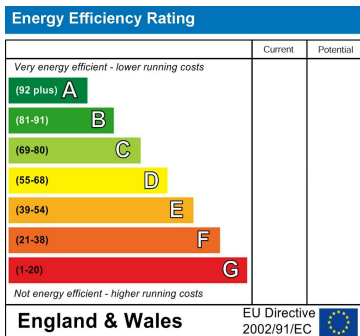
Perfectly situated in the heart of Portslade, Crown House stands proudly on Crown Road, close to Abinger Road. The bustling Trafalgar Road (A293), a mere 100 meters away, offers seamless access to the A259 Coast Road and the A270, connecting Brighton and Worthing a

Both floors are fully equipped with kitchen and WC facilities and the added advantage of approximately three designated parking spaces directly outside, providing convenient access for occupants and clientele alike.





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**  
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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.

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