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Sussex Square, Brighton, BN2 5AB By Auction £550,000 Leasehold

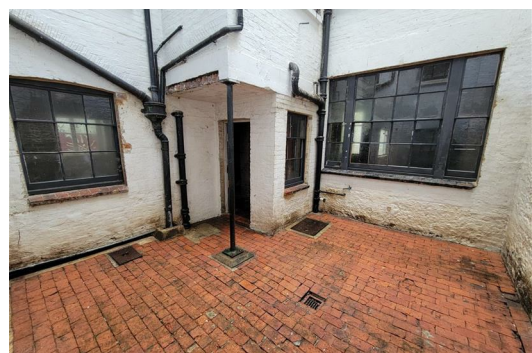
Guide £550,000+

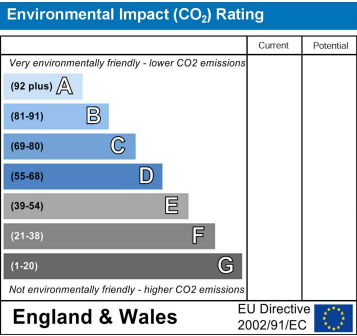
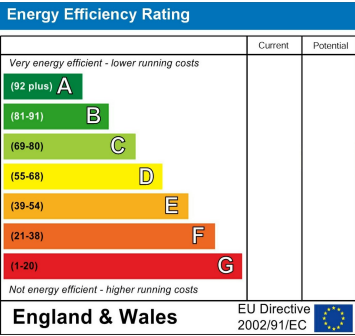
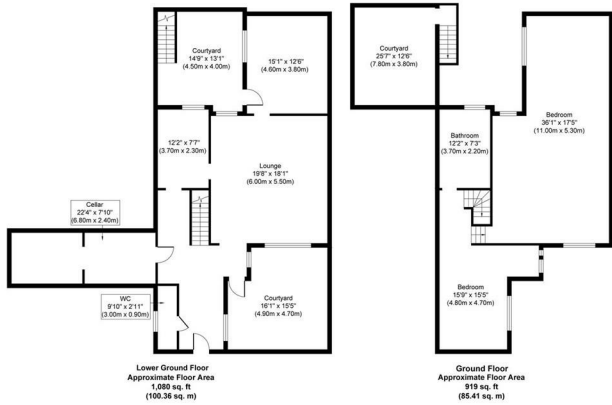
"I have been involved in some of the most prestigious and lucrative property sales during my 40 years of selling property in Sussex and London whilst without any question at all, this maisonette is right up there as being one of the very best I have had the privilege of being involved with. The blank canvass on offer with all of the required consents in place allows for the internal alterations to be completed and restore the flat back to its former glory whilst at the same time significantly increase the capital value". Auctioneer Simon Caplin.

The Maisonette that provides circa 1,900 square foot of accommodation occupies the garden and ground floor levels of this magnificent Grade 1 Listed Building is offered for sale in need of complete refurbishment throughout and includes both planning and listed building consent as well as freeholders consent for all of the alterations required to be completed. Full details of these consents can be obtained from the legal pack or via one of the auction team who will be happy to fully explain everything to you.

If implemented, the consents mentioned include for the lounge to become the most beautiful and spacious feature of the maisonette allowing for two internal walls to be removed that will open the entire ground floor and will include French doors replacing the current window overlooking the front courtyard and a second set replacing the window that overlooks the rear courtyard. The ground floor will then become something very special indeed.

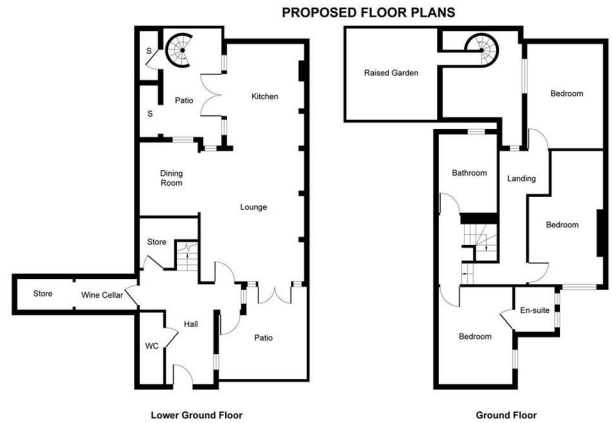
Complimenting the private rear courtyard is an elevated terrace at first floor level whilst complimenting both are the historic, private and secure, beautifully manicured gardens of Sussex Square available only to the residents. With two sections, the top gated section is accessed opposite the building whilst the lower section, with its vast landscape also provides, via a tunnel, access to the seafront.





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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