



## Richmond Street, Brighton, BN2 9PD By Auction £190,000 Share of Freehold

FOR SALE BY AUCTION on 24th September 2025

Auction Guide £190,000 to £200,000

Exceptional opportunity to purchase this vacant 2 Bedroom first floor flat with PRIVATE REAR GARDEN, new 125 year lease and 50% share of the freehold and being in need of some updating.

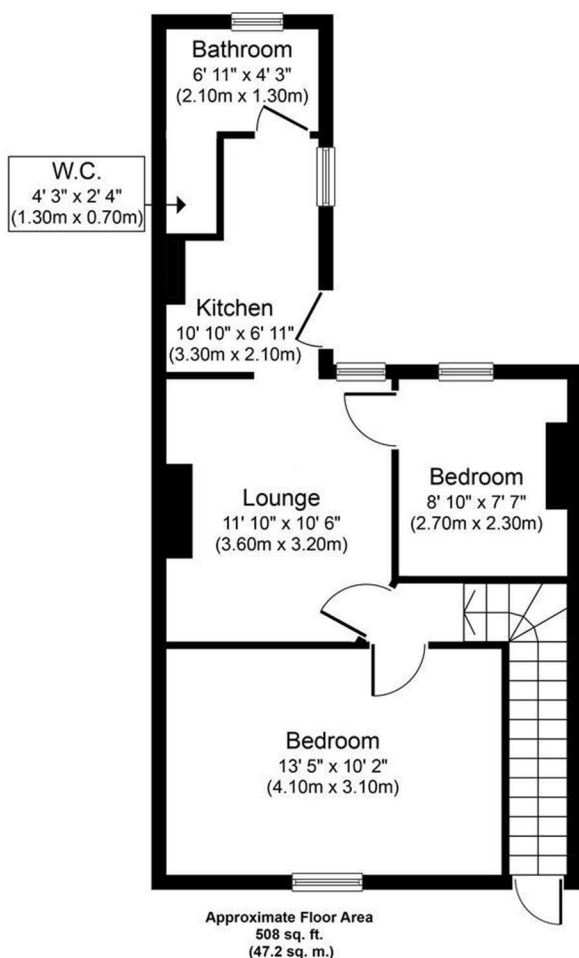
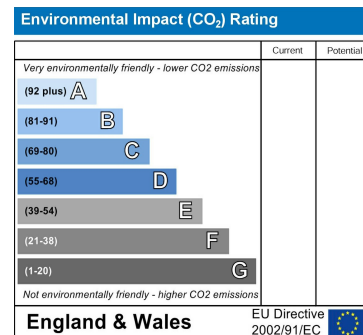
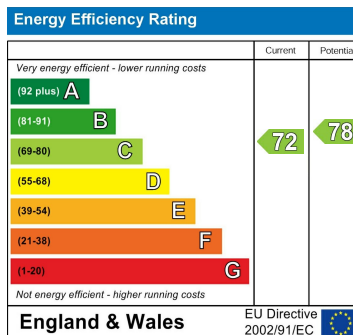
Considered ideal as either a buy to let investment or first time purchase, the flat is located within this highly popular and desirable location offering access to the city centre of Brighton, the seafront, St James Street together with all other local amenities close by.

Viewing is highly recommended.

Fees Payable

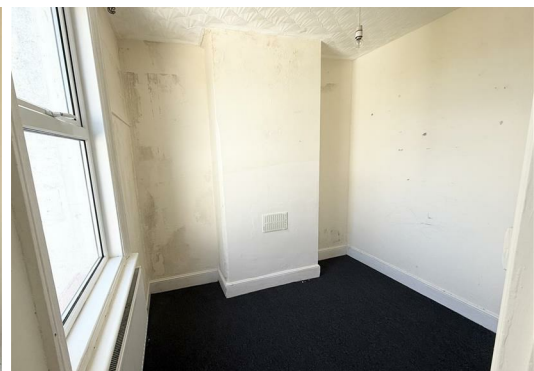
CASH BUYERS ONLY





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