

32 Queens Road, Brighton, BN1 3YE

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The Square, Brighton, BN1 8YP By Auction £3,000,000 Freehold

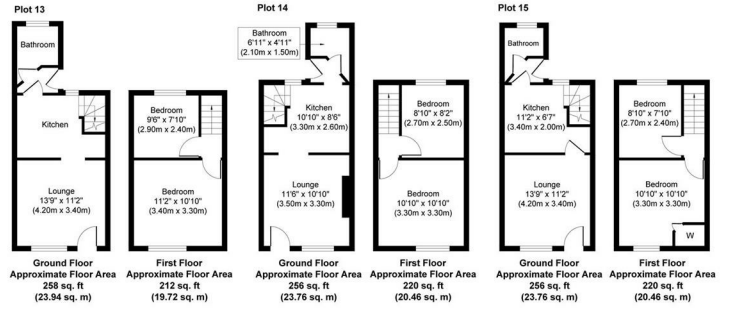
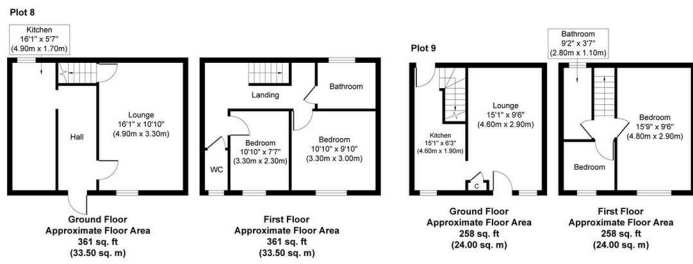
SOLD SUBJECT TO CONTRACT. Comprising of a unique terrace of 11, two storey Grade II Listed cottages full of charm and character as well as 130/136 Old London Road, a most elegant, charming, characterful triple width building over two floors trading as The Elizabethan Tandoori Restaurant having been established many, many years ago and let under the terms of a FRI lease until July 26th 2036. Next review 27/6/2027.

Each cottage has 2 bedrooms except for number 10 which has one bedroom and are rented out on Assured Shorthold Tenancies

The Square in Patcham was built during circa 1800 and has been in the same family ownership since 1934, some 91 years ago and offers a quite wonderful and extremely rare opportunity to purchase this mixed residential and commercial portfolio of properties with a very strong and significant breakup value included. Further potential capital value and indeed rental value could be added by undertaking some updating, whilst to some of the cottages, the large communal gardens may be able to be divided up and fenced off thereby affording private and very good sized rear gardens to numbers 18 to 13 inclusive. All of the cottages enjoy their own front gardens.

Location wise, access to The Square is obtained directly from Old London Road, a highly sought after and immensely popular position of Patcham Village hosted by excellent local schools, shops, pubs, restaurants, and coffee shops to name but a few. There is a regular bus service providing access into the city centre of Brighton with stops along the way making visits to Preston Park with its tennis courts, wide open green spaces, and Rotunda Coffee Bar very easy indeed. The same can be said for Preston Park Mainline Railway Station offering direct commuter links to London. Being situated on Old London Road, access to the Brighton to London A23 is literally less than a minute away as is the A27 linking you with both East and West Sussex and indeed other parts of the country.



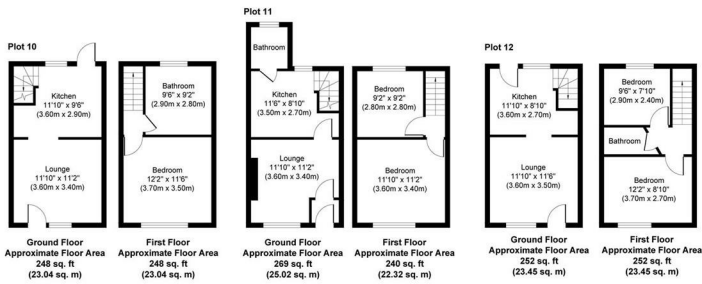


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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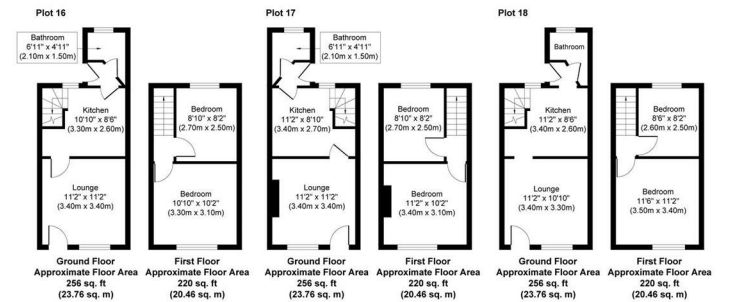
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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
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THE PROPERTY MISDESCRIPTIONS ACT 1991:

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.

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