

Freehold Residential Investment For Sale

**2-3 York Hill
Brighton, BN1 4JX**

**Residential
FOR SALE**

**681 sq ft
(63.27 sq m)**

- Ideal for Airbnb/Holiday Let
- Within easy walking distance of Brighton city centre, Preston Park and Brighton mainline railway station
- 2 parking spaces

2-3 York Hill, Brighton, BN1 4JX

Summary

Available Size	681 sq ft
Price	£425,000 For the freehold interest of the property (subject to existing tenancies)
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Studio Flat	233	21.65	Available
Unit - First and Second Floor 1 Bed Maisonette	448	41.62	Available
Total	681	63.27	

Description

A freehold detached building built around 15 years ago and comprising two self-contained residential flats. The accommodation is arranged as follows:

Main entrance door and lobby:

Ground floor studio flat

Approx 233sq ft (21.65 sq m) net internal, 'L' shaped studio room incorporating, kitchen area, shower room, electric heating

The flat is let on an Assured Shorthold Tenancy at a rent of £650pcm. (Open market rental value considered to be £750pcm). The flat was completely refurbished before the current tenancy commenced.

First & second floor 1 bedroom maisonette

Approx 448sq ft (41.62 sq m) net internal, First floor open plan living room and kitchen, Second floor small double bedroom and shower room

The flat is let to a family member of the owners at a reduced rent of £500pcm until the end of October 2024 when it will be vacated. The flat could then be re-let at Open Market Rental Value which is considered to be in the region of £1250pcm.

Parking

There are two parking spaces demised with the building. They are currently let to Brighton Pizza at £50pcm for the pair.

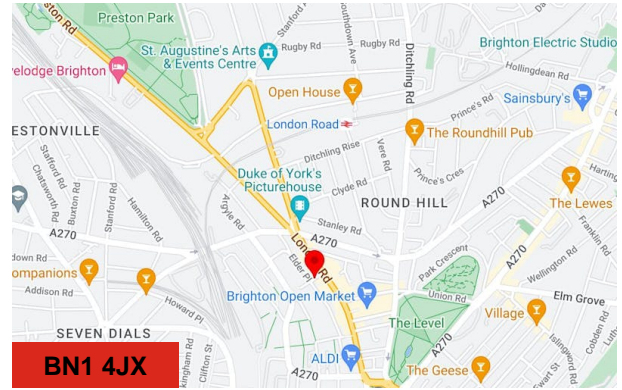
Location

York Hill is within easy walking distance of Brighton city centre to the south, Preston Park to the north and Brighton mainline railway station to the west. Main road links are easily accessible.

Terms

The price is £425,000 for the freehold interest of the property (subject to existing tenancies).

In accordance with the Estate Agents Act 1979, Graves Son & Pilcher hereby declares that a Partner of the firm has a personal interest in this property



Viewing & Further Information



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