

# FREEHOLD RESIDENTIAL INVESTMENT

Ideal for Airbnb/Holiday Let

# FOR SALE



**2-3 YORK HILL**

**BRIGHTON BN1 4JX**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## 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.

## 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:

<b>Ground floor studio flat</b>	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.
<b>First &amp; second floor 1 bedroom maisonette</b>	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.
<b>Parking</b>	There are two parking spaces demised with the building. They are currently let to Brighton Pizza at £50pcm for the pair.	

## 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*

services not tested  
all measurements are approximate

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



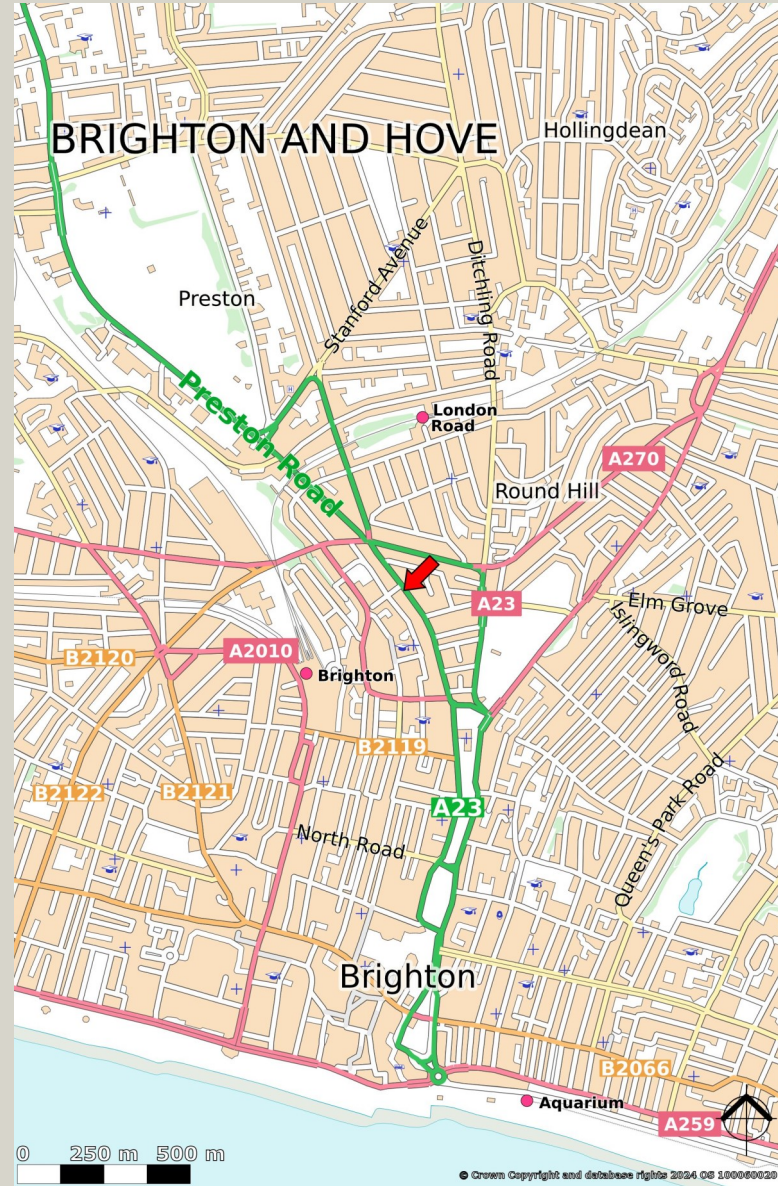
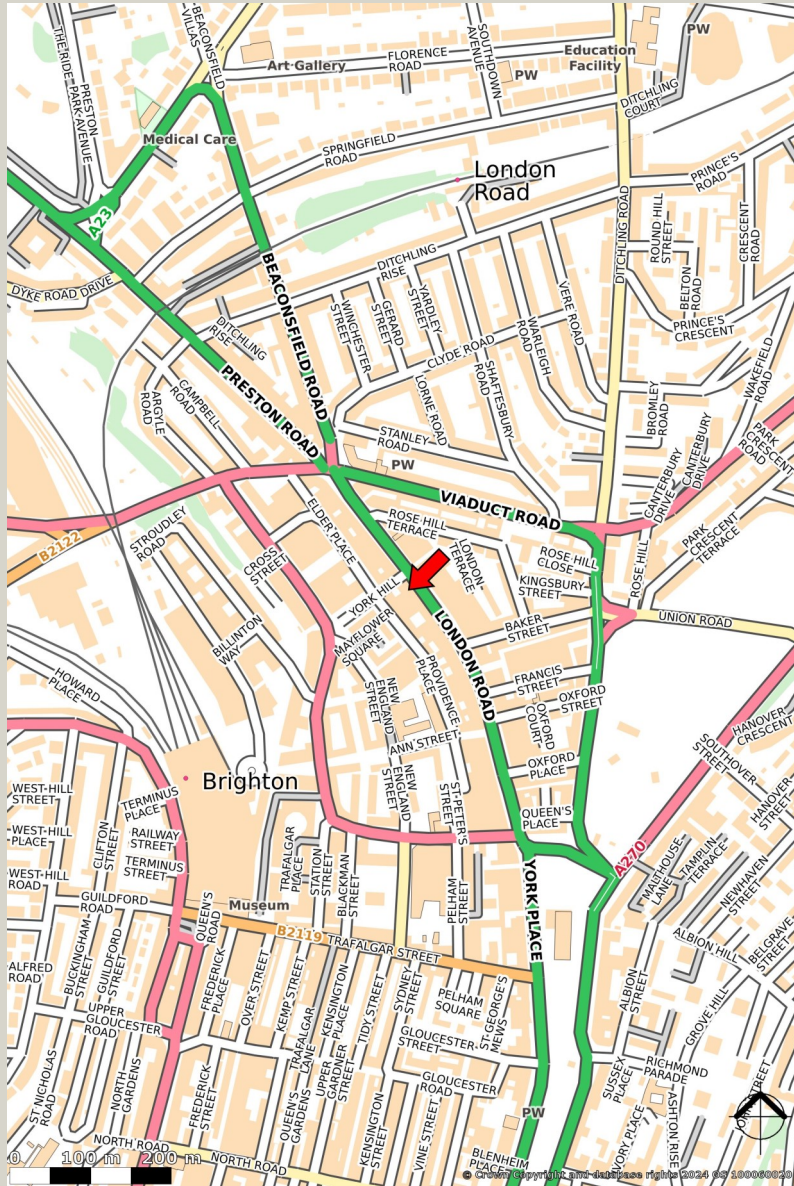
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