



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
- Ground Floor Studio Flat
- 1st and 2nd Floor 1 Bed Maisonette
- 2 parking spaces

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Summary

Available Size	681 sq ft
Price	£425,000 For the freehold interest of the property (subject to existing tenancies)
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A freehold detached building built around 15 years ago and comprising two self-contained residential flats.

Accommodation

The accommodation comprises the following areas.

Description

Ground Floor - Main entrance and lobby

Ground floor - Studio flat Approx 233 ft² (21.65 m²) net internal, 'L' shaped studio room incorporating, kitchen area, shower room, electric heating

1st & 2nd floor - 1 bedroom maisonette Approx 448 ft² (41.62 m²) net internal, First floor open plan living room and kitchen, Second floor small double bedroom and shower room

Parking - two parking spaces demised with the building

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.

Tenancy Details

Ground floor studio flat

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

The flat is vacant and was previously let at £1425 pcm.

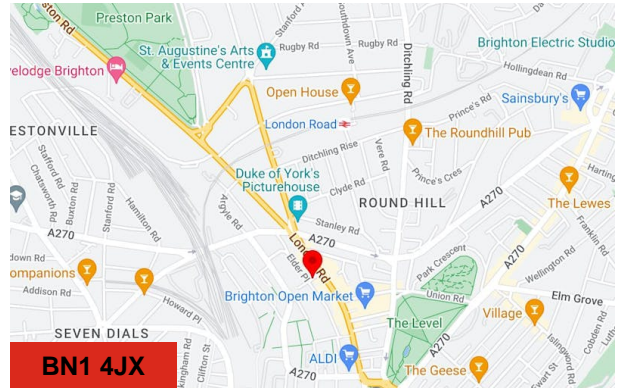
Parking

Two parking spaces 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.



Viewing & Further Information



James Haywood

01273 321 123

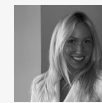
jbh@gsp.uk.com



Erin Kirsop

01273 321 123

ek@gsp.uk.com



Chelsea Adams

01273 267 226

CA@gsp.uk.com