



## 3 COLLEGE PLACE BRIGHTON, BN2 1HN

GUIDE PRICE £450,000+  
FREEHOLD

**\*\*Sold by Auction\*\*** A freehold three storey vacant building comprising a former factory over two storeys with the top floor a self-contained one bedroom flat. The property presents a rare opportunity for a change of use (subject to obtaining the necessary planning consents) in a prime City centre location. Buyers are advised to review the legal pack and make their own planning enquiries prior to bidding.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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