



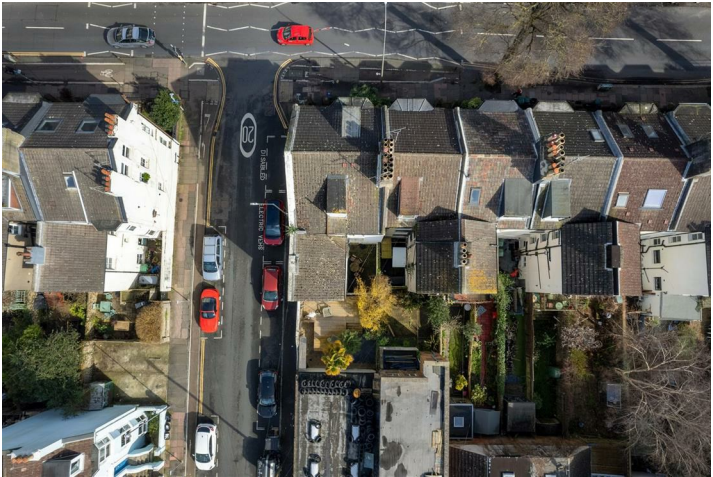
69 PRESTON ROAD BRIGHTON, BN1 4QE

£575,000
FREEHOLD

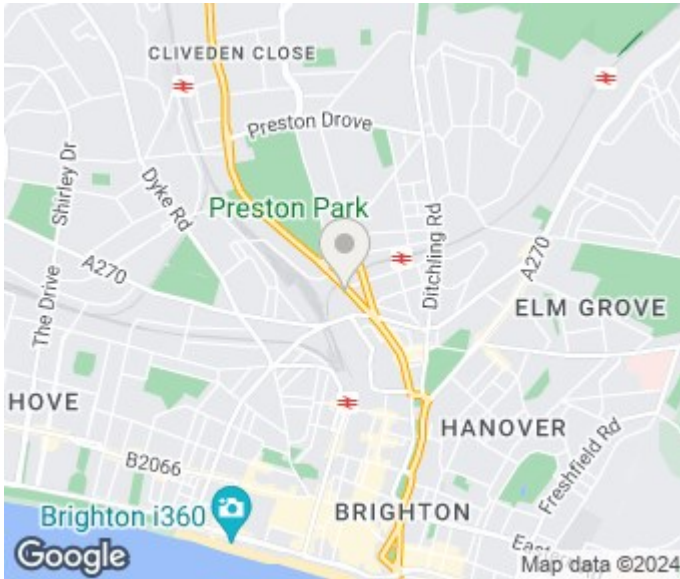
An unbroken freehold residential investment comprising three self-contained flats. The ground floor and first floor flats are being sold with vacant possession whilst the basement flat is let on an AST at £800pcm (£9,600pa). The property is situated close to London Road railway station and the popular cafes and pubs at Preston Circus. Buyers are advised to review the contents of the legal pack via the Nicholas James website.


**Nicholas
James**

SALES LETTINGS AUCTIONS







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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**Nicholas
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SALES LETTINGS AUCTIONS