



FLAT 37, SWALLOW COURT ALBOURNE CLOSE
BRIGHTON, BN2 5FW

GUIDE PRICE £210,000 - £220,000
LEASEHOLD

A 3 bedroom, seventh floor flat set within a purpose built block currently let and producing £18,000pa (£1,500pcm). The property benefits from a good sized balcony with views south over east Brighton and towards the sea. For further details, please contact the auctioneer. Buyers are advised to review the contents of the legal pack prior to bidding.

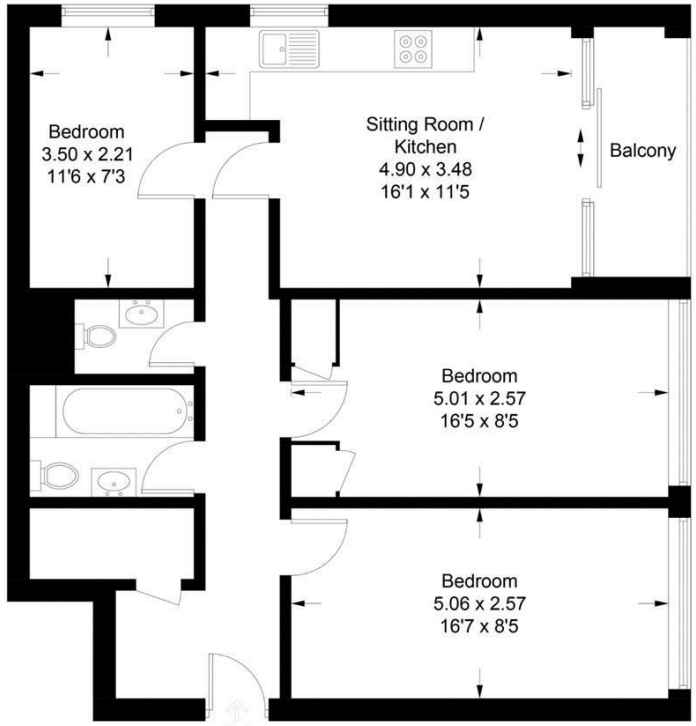
**Nicholas
James**

SALES LETTINGS AUCTIONS



Swallow Court, Albourne Close, Brighton, BN2 5FW

Approximate Gross Internal Area = 71.0sq m / 764 sq ft



Seventh Floor

IN

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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