

50 St James Street
Brighton
East Sussex
BN2 1QG

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Grafton Street , Brighton, BN2 1AQ Offers In Excess Of £850,000

An Excellent Freehold investment opportunity in the Ever-Popular Kemp Town area of Brighton. Grafton Street is located between Upper St James Street with its lovely coffee shops, bars and shops and Marine Parade which is Brighton's world-renowned seafront with the beach just across the road.

This rare freehold investment property is arranged over 4 floors and is currently comprised as three flats.

The property comprises:

Lower Ground Floor Flat: entrance hall, two bedrooms (one of which is presently used as a reception room), open plan kitchen/ reception room (reception area presently used as a dining room), shower room and patio garden.

Raised Ground Floor Flat: hall, reception room, bedroom, shower room and kitchen.

Split level Top flat arranged on first and second floors: large reception room open to the also large kitchen, shower room, two bedrooms and roof terraces.

Both the lower ground floor and ground floor flats are currently let out with a combined income of £2,050 per calendar month and the top flat is considerably larger and would likely rent for £1,300 per calendar month and if refurbished likely £1,500 per calendar month in the current market. The property is freehold and thus will be of great appeal to investors.

- Freehold Investment Opportunity
- House arranged as 3 Self contained Flats
- Right in the Heart of Kemp Town
- Close to the Beach
- EPC: Rating C
- Close to Royal Sussex County Hospital
- Perfect for Buy to Let or Short Lets
- Freehold
- Council Tax Bands: A & C



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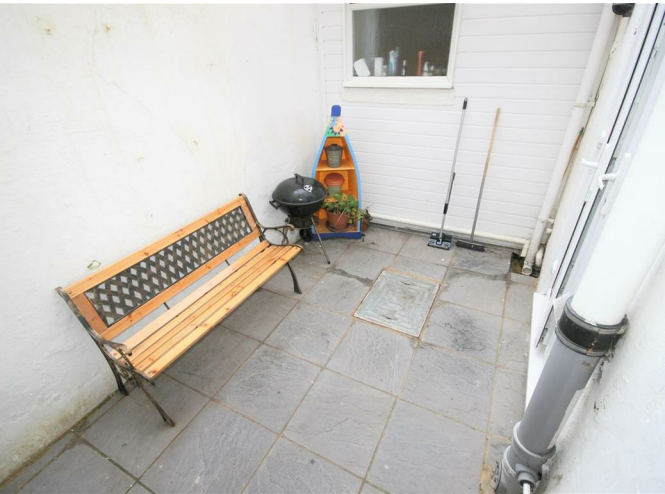
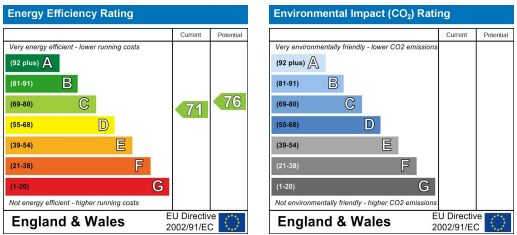
Floor Plan



Area Map



Energy Efficiency Graph



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