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## **Albion Street, Brighton, BN42 4AT Offers In Excess Of £200,000 Leasehold**

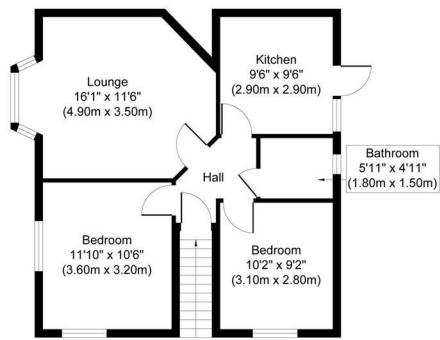
VACANT AND VERY GOOD SIZE 2 BEDROOM FLAT WITH OWN PRIVATE STREET ENTRANCE.

Fabulous opportunity to purchase this well proportioned 2 bedroom flat with a balcony, offered with full and immediate vacant possession. It is considered ideal for first time buyers or those looking for a rental investment, with a potential rental value of £1,200PCM, however buyers are advised to satisfy themselves on this point. This property is also benefitted by sea views from both the South facing lounge and main bedroom that cause the property to feel incredibly bright and spacious.

Located less than a 5 minute walk from Southwick station, and a short 10 minute walk from Southwick's main beach, this property provides both peace and tranquillity whilst also offering easy access to the more busy and lively city centre of Brighton.

ALL MEASUREMENTS AND FLOORPLANS ARE APPROXIMATE, FOR GUIDANCE PURPOSES ONLY AND MUST NOT BE RELIED UPON.





Approximate Floor Area  
562 sq. ft  
(52.17 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

#### THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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