

**Lewes Road**

**Brighton**

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## About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide: £600,000+

A truly unique smallholding on the very edge of the City, measuring very approximately 1.27 acres with a Certificate of Lawfulness (CLU) for 2 residential dwellings with potential to increase the size of each by 30% (STPD Rights).

Set in a wonderful treelined plot the smallholding enjoys an elevated position with views over the city and into the surrounding Wild Park woodland. Within the smallholding are a number of barns, workshops and utility buildings including a former travellers van and a more modern dwelling. The property offers enormous scope to create a secluded, yet accessible, homestead or would suit a variety of other uses - all subject to the required consents.

Set on an elevated plot of some 2 acres, Greenhaven has a number of buildings, workshops and stores including the 2 dwellings. The more modern dwelling is in good condition and includes all the facilities associated with a modern home. However the second dwelling is certainly in need of modernisation.

Currently occupied by the variety of buildings and dwelling the current owners enjoy the 'good life' from the property with a host of animals and market garden crops. With workshops and garaging a plenty this is an exciting opportunity for the new owners to create a domestic or business retreat. And whilst a number of the buildings would benefit from modest investment they provide useful and established storage and workshops.

Located off Lewes Road with easy access out of the city, the setting is something quite unique. Giving the impression of a rural retreat but looking out over the bustling city roof-scape.

# Lewes Road Brighton

£600,000





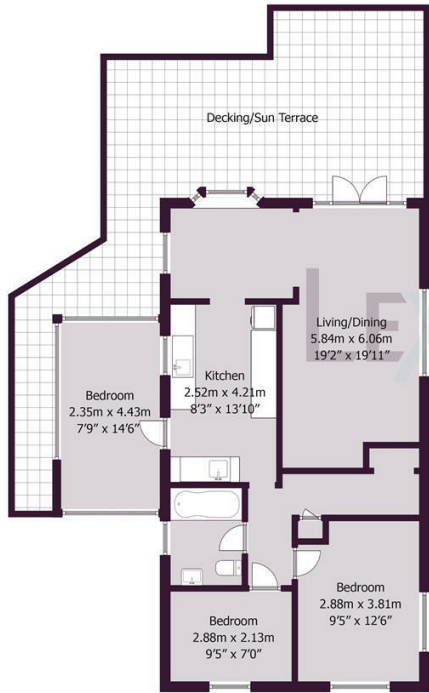




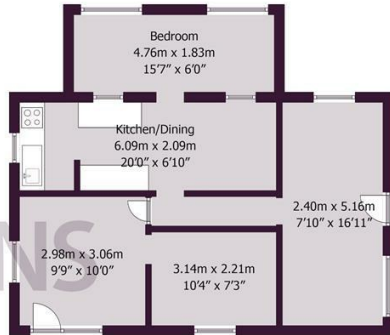


SCAN HERE TO VIEW ALL AUCTION PROPERTIES

Dwelling One



Dwelling Two



Approximate gross internal floor area 135 sq m/ 1453 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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