

32 Queens Road, Brighton, BN1 3YE

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Chichester Place, Brighton, BN2 1FE By Auction £850,000 Freehold

For Sale by Auction on the 24th of June 2026

Guide price £850,000+

A substantial double-fronted (2 buildings) four-storey freehold building situated in the popular Kemptown location with significant break up discount included comprising of 5 x 1 bedroom flats currently let on AST's as follows:

Basement Flat: £1,100 pcm (benefits from outside space)

Ground Floor Flat: £850 pcm

First Floor Flat (non self-contained): £800 pcm

Top Floor Flat: £900 pcm

Top Floor Flat £1,000 pcm

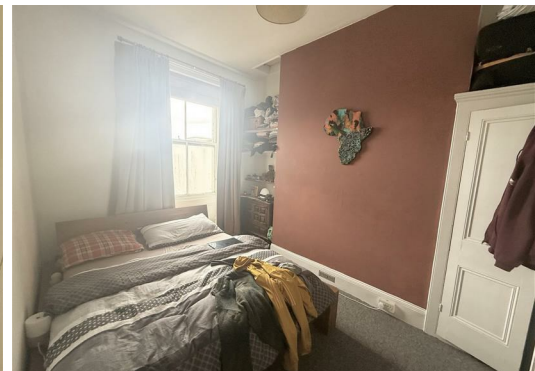
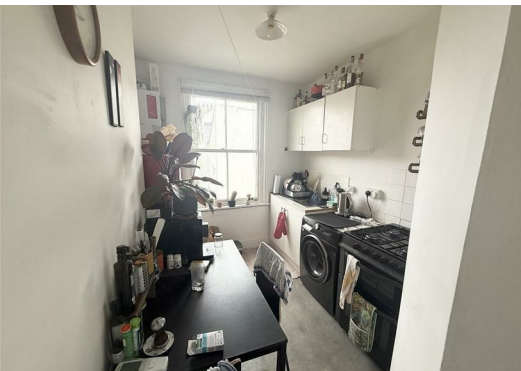
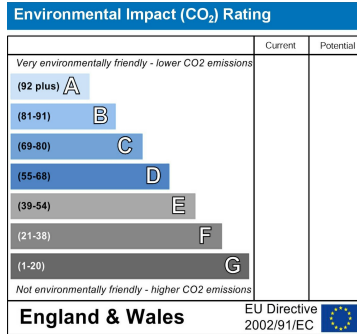
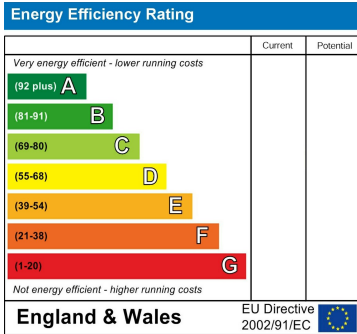
The total passing rent per annum is £55,800 however it is considered this is an under let amount and has room for meaningful uplift.

In addition there are 3 flats all sold off on long leases with diminishing unexpired lease terms as below:





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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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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