



All enquiries Ref: Callum Glenn



- Freehold building arranged as three self-contained flats (one flat vacant, two flats sold on leases)

- Requiring updating

- Part vacant possession

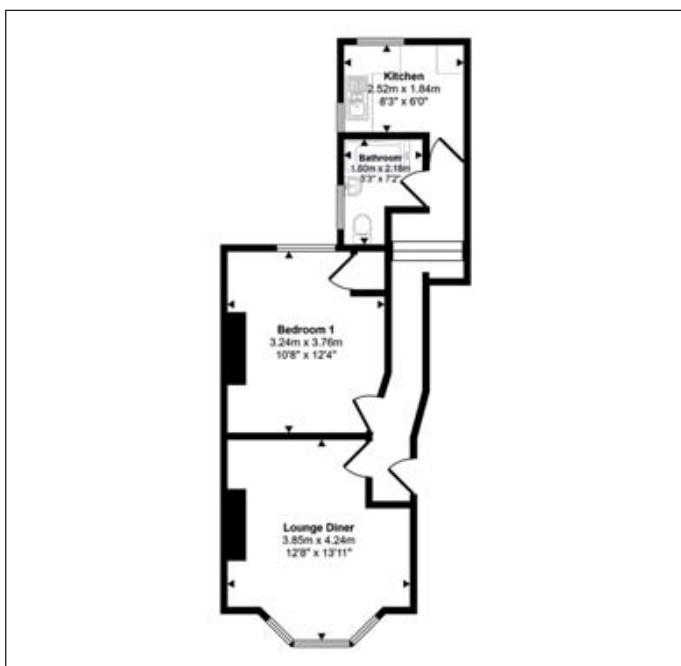
Location:

Situated on the northern fringes of Brighton's vibrant seafront town centre with a host of amenities and tourist attractions. Transport options include local bus routes, Brighton rail station and road links via the A23 to London or A27 along the south coast,



Accommodation:

Unit / Floor	Accommodation	EPC	CTB
Flat 2 – Raised Ground Floor	One bedroom, reception room, kitchen, bathroom/WC	G	B
Flat 1 – LG Floor Garden	Sold on a lease for a term of 125 years from 3/6/88 (approx. 87 years remaining)	-	-
Flat 3 - First	Sold on a lease for a term of 125 years from 3/6/88 (approx. 87 years remaining)	-	-



Tenure:

Freehold

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

