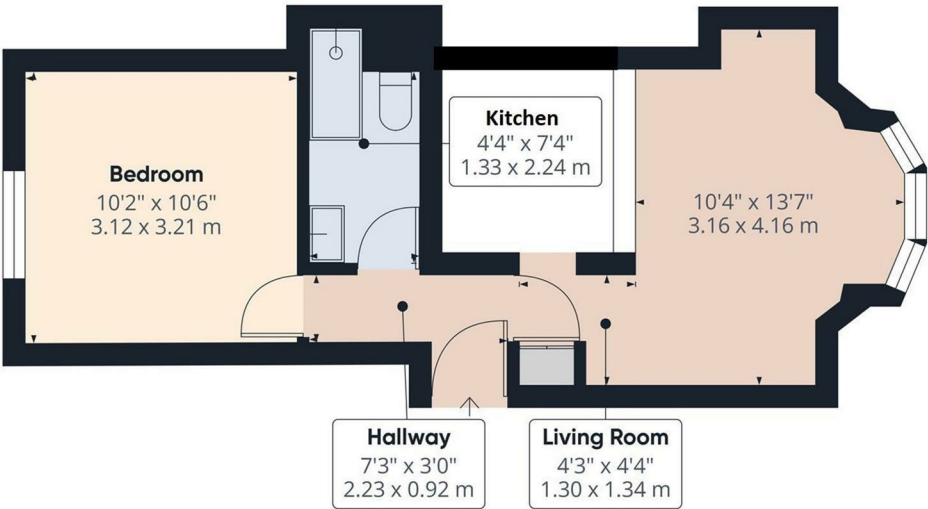




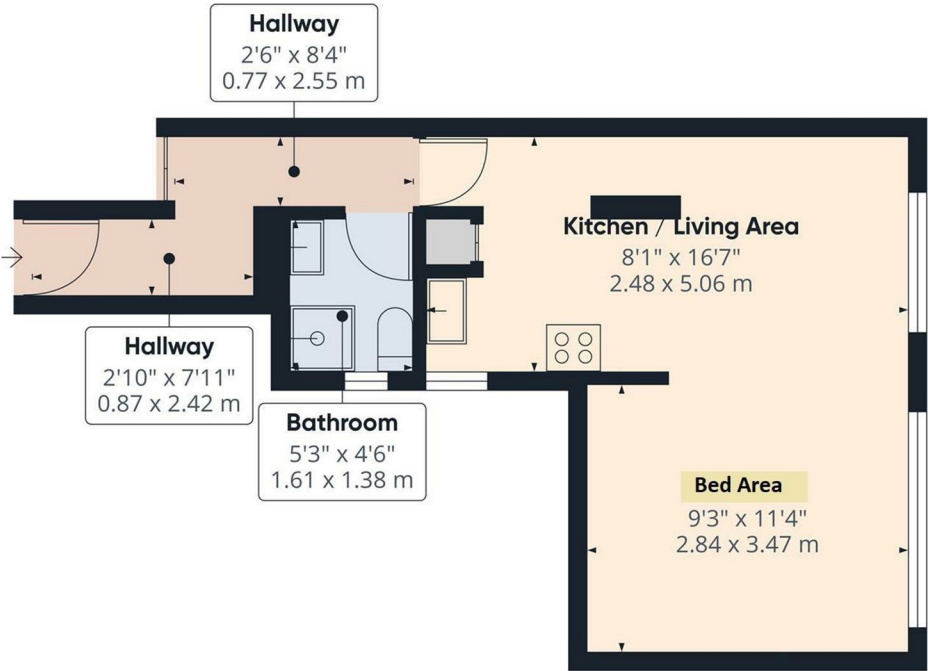


Approximate total area<sup>(1)</sup>  
300 ft<sup>2</sup>  
27.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

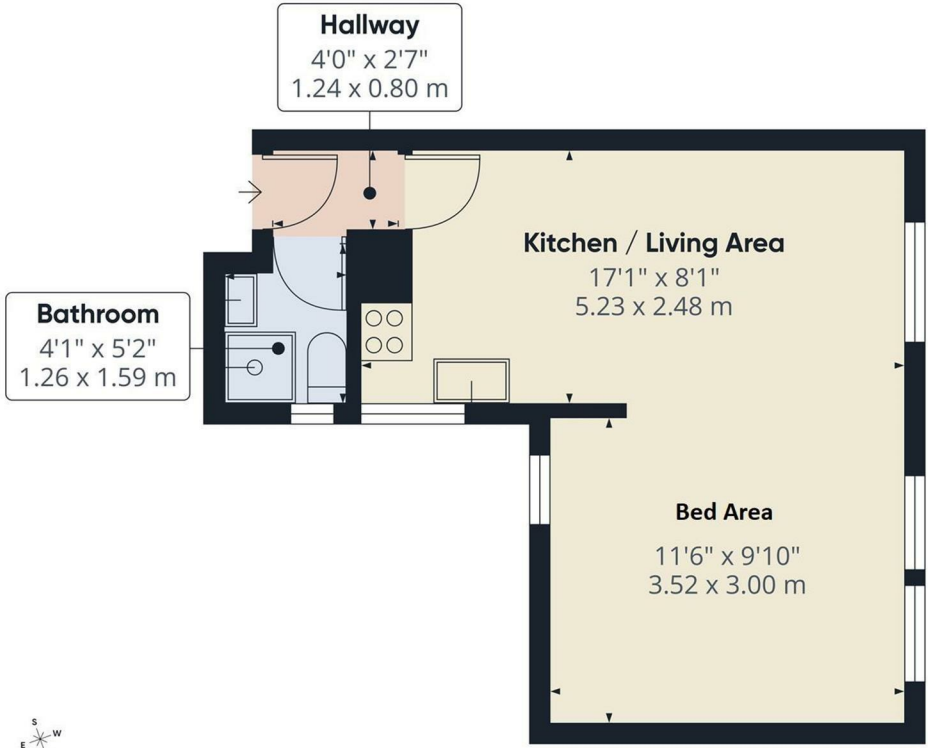


Approximate total area<sup>(1)</sup>  
312 ft<sup>2</sup>  
29 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

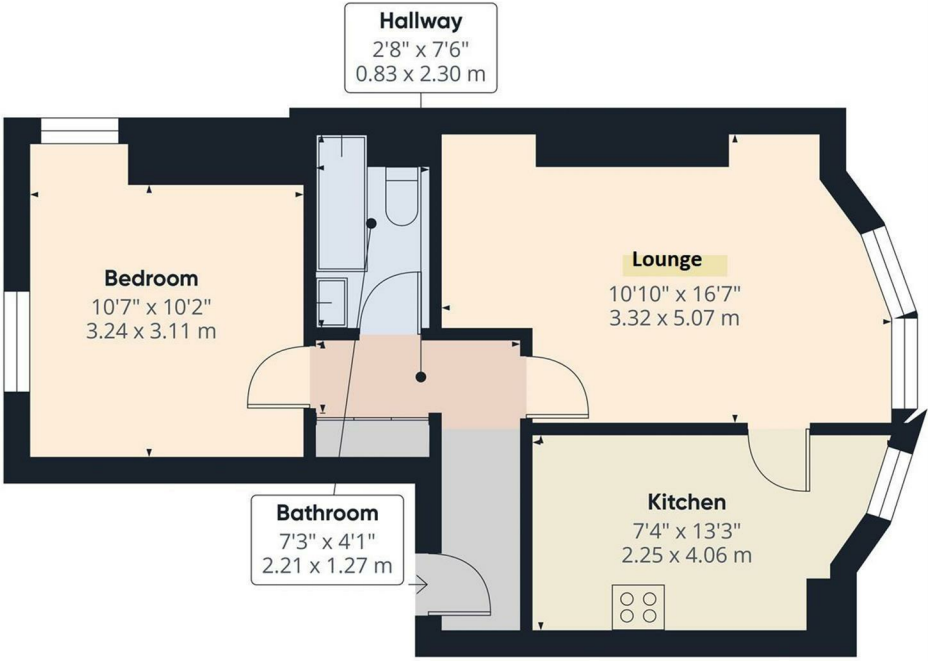


Approximate total area<sup>(1)</sup>  
280 ft<sup>2</sup>  
26 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area<sup>(1)</sup>  
439 ft<sup>2</sup>  
40.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

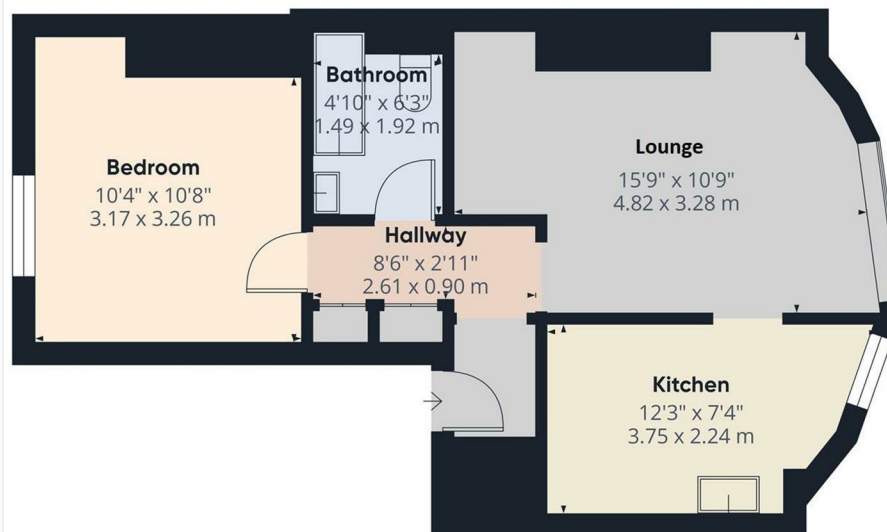


Residential freehold investment for sale in a converted Grade II Listed five storey building located on this sought after seafront square opposite the I360 and derelict West Pier. The property is in good decorative order throughout and is arranged as seven self contained flats. The flats are all let and comprise of two studios, three one bedroom and two two bedroom.

The property is conveniently located for Brighton seafront, Churchill Square shopping centre and Brightons famous Laines, Brighton mainline station is also within a mile.

For further information please contact Ales on 01273 323000 or [alex@brices.co.uk](mailto:alex@brices.co.uk)

- FREEHOLD INVESTMENT FOR SALE
- FIVE STOREY GRADE II LISTED BUILDING
- PROMINENT SEAFRONT SQUARE
- ARRANGED AT SEVEN FLATS
- TWO TWO BEDROOM FLATS
- THREE ONE BEDROOM FLAT
- TWO STUDIO FLATS
- CURRENT INCOME PER YEAR £70,000
- POTENTIAL FOR HIGHER INCOME/AIR B N B
- ASK AGENT FOR MORE DETAILS

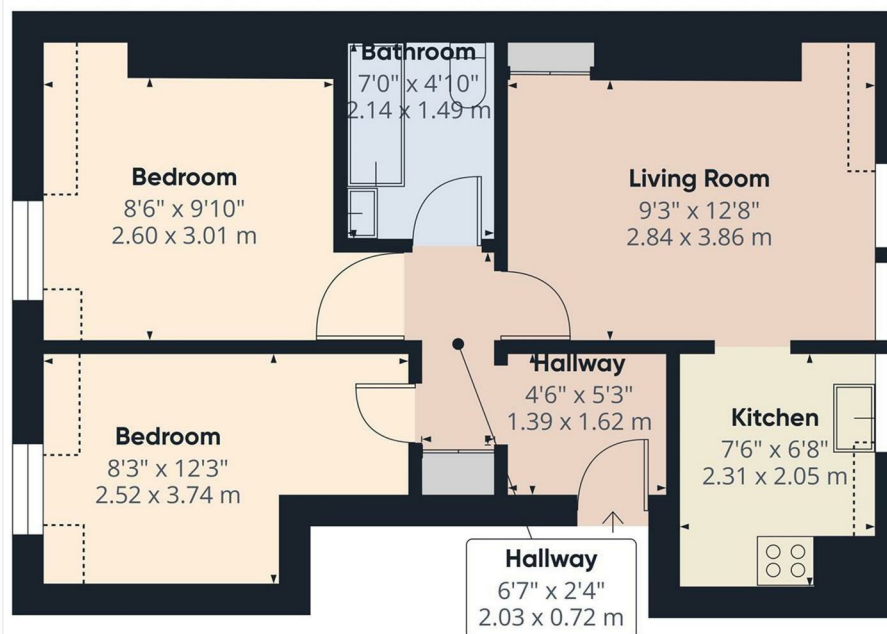


Approximate total area<sup>(1)</sup>  
428 ft<sup>2</sup>  
39.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area<sup>(1)</sup>  
434 ft<sup>2</sup>  
40.4 m<sup>2</sup>

Reduced headroom  
20 ft<sup>2</sup>  
1.8 m<sup>2</sup>

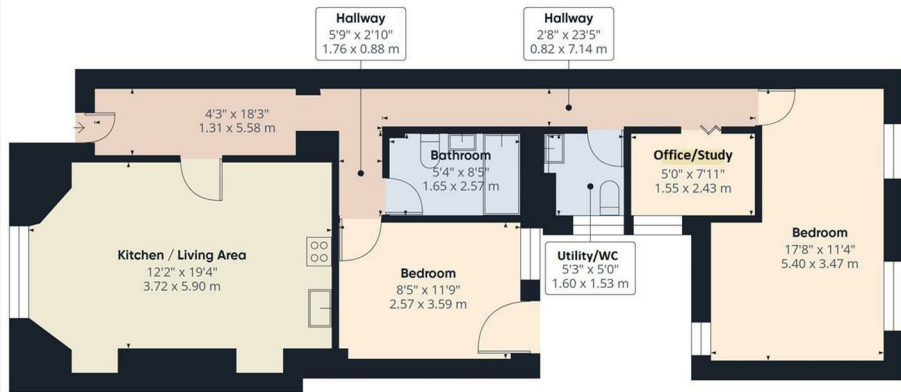
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE 360



## LOWER GROUND FLOOR

### FLAT A

Entrance lobby, hallway, open plan lounge/kitchen, two double bedrooms, office/study, bathroom, utility/wc, rear patio. EPC rating C.  
Currently let at - £1,350 - Current rental value - £1,750.

Condition - Good  
Heating - Gas  
Council tax band B

## GROUND FLOOR

### FLAT 1

Ground floor front - Entrance hall, lounge, kitchen, shower room, double bedroom, EPC rating D.  
Currently let at - £650 - Current rental value - £1,100.

Condition - Good  
Heating - Gas  
Council tax band A

### FLAT 2

Ground floor rear, entrance hall, shower room, kitchen, studio, (potential to convert to one bedroom subject to the necessary consents), EPC D.  
Currently let at - £725 - Current rental value - £950.

Condition - Good  
Heating - Electric (gas point present)  
Council tax band A

## HALF LANDING

### FLAT 3

First floor rear, entrance hall, shower room, kitchen, studio, (potential to convert to one bedroom subject to the necessary consents), EPC D.

Vacant - Current rental value - £950.  
Condition - Good  
Heating - Electric (gas point present)  
Council tax band A

## FIRST FLOOR

### FLAT 4

Entrance hall, lounge, balcony, kitchen, bathroom, bedroom, EPC rating D.  
Currently let at - £900 - Current rental value - £1,300.

Condition - Good  
Heating - Gas  
Council tax band A

## HALF LANDING

### STORAGE ROOM

8' x 4'1

Condition - Poor

## SECOND FLOOR

### FLAT 5

Entrance hall, lounge, kitchen, bathroom, shower room, EPC Rating ordered.  
Currently let at - £650 - Current rental value - £1,200.

Condition - Good  
Heating - Electric  
Council tax band A

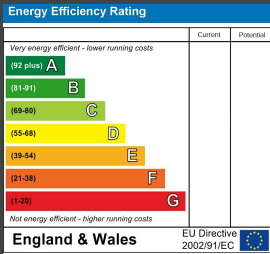
## THIRD FLOOR

### FLAT 6

Entrance hall, lounge, kitchen, bathroom, two bedrooms, EPC Rating D  
Currently let at - £870 - Current rental value - £1,200.

Condition - Poor  
Heating - Electric  
Council tax band B

ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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