

Spencer
& Leigh



19 Victoria Road, Portslade, Brighton, BN41 1XP

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Price £295,000 - Freehold

- Commercial Freehold For Sale
- Currently used as Commercial Offices
- Potential to convert back to Residential STNC
- Potential through lounge/dining room, presently offices
- Separate Kitchen
- Two first floor bedrooms, presently offices
- Cloakroom, potential bathroom
- Good size rear garden
- Close to Portslade Station
- Exclusive to Spencer & Leigh

Commercial Freehold For Sale, Business Relocating. The property is currently operating as offices, but has the potential to revert back to residential living subject to the necessary consent. When the property was originally constructed it would have probably been used as a two bedroom end of terrace house, with two bedrooms and a bathroom on the first floor. On the ground floor there probably would have been two separate reception rooms which seem to have been knocked through to what could be a spacious dual aspect lounge/dining room, rather than offices. There is also a kitchen, and entrance hall on the ground floor. Outside is a level rear garden ready for someone to plant and grow. The location is adjacent to Portslade Station with nearby shopping outlet's, bars and cafe's. Viewing is highly recommended by the owners Exclusive agent Spencer & Leigh.



Positioned in a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade train stations are a short stroll away. The Holmbush shopping centre with M&S, Next and Tesco Superstore being a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance

Entrance Hallway

Living/Dining Room
26'5 x 9'6

Kitchen
8'1 x 8'

Stairs rising to First Floor

Bedroom
14'10 x 11'7

Bedroom
13' x 9'9

Cloakroom

OUTSIDE

Rear Garden

Property Information

Rateable Value - £5,900 p/a

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast

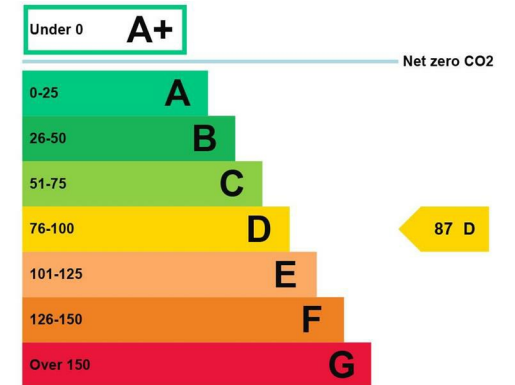
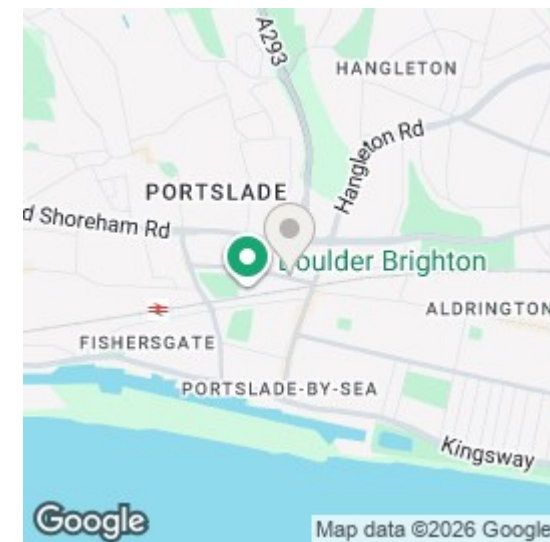
1800Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

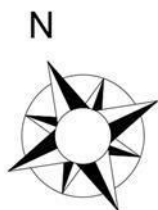
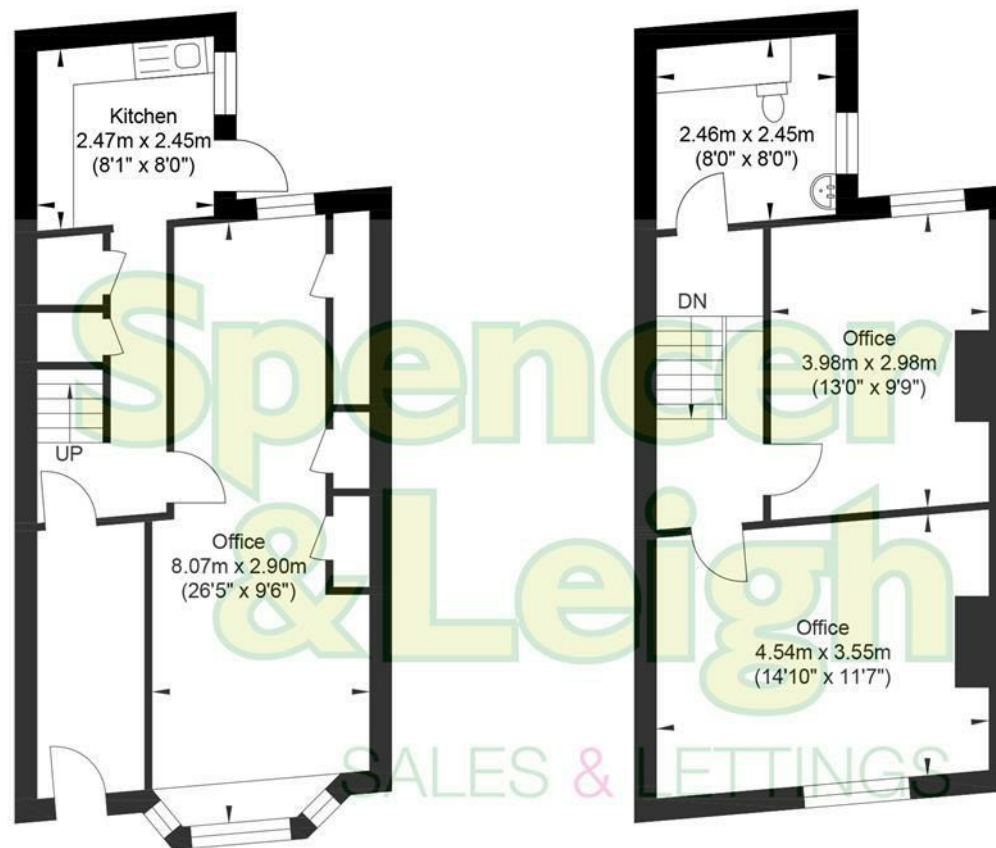
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Victoria Road



Ground Floor
Approximate Floor Area
452.51 sq ft
(42.04 sq m)

First Floor
Approximate Floor Area
441.96 sq ft
(41.06 sq m)

Approximate Gross Internal Area = 83.1 sq m / 894.47 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.