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# 2 The Broadway

, Brighton, BN2 5NF

**Offers invited £650,000**

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## Description

Situated in the vibrant area of The Broadway, Brighton, this mixed-use freehold investment presents a remarkable opportunity for both homeowners and investors alike. The property is currently arranged as a spacious three-bedroom maisonette, spanning the first and second floors, complete with a charming garden and a garage for added convenience.

On the ground floor, you will find a well-appointed flat featuring a delightful patio, which the current vendor has successfully utilised as an Air BNB, offering potential for additional income. Furthermore, the ground floor commercial shop is currently let at £800 per calendar month, providing a steady revenue stream.

This property is ideally situated in a sought-after location, surrounded by a wealth of local amenities, reputable schools, and excellent transport links. The proximity to Sussex County Hospital and the beautiful seafront, which is just a short stroll away, makes this residence particularly appealing for families and professionals seeking a comfortable and well-connected lifestyle.

Do not miss the chance to acquire this delightful property on The Broadway, which not only serves as a wonderful home but also as a promising investment opportunity in the heart of Brighton. Embrace the vibrant community and all that this charming property has to offer.

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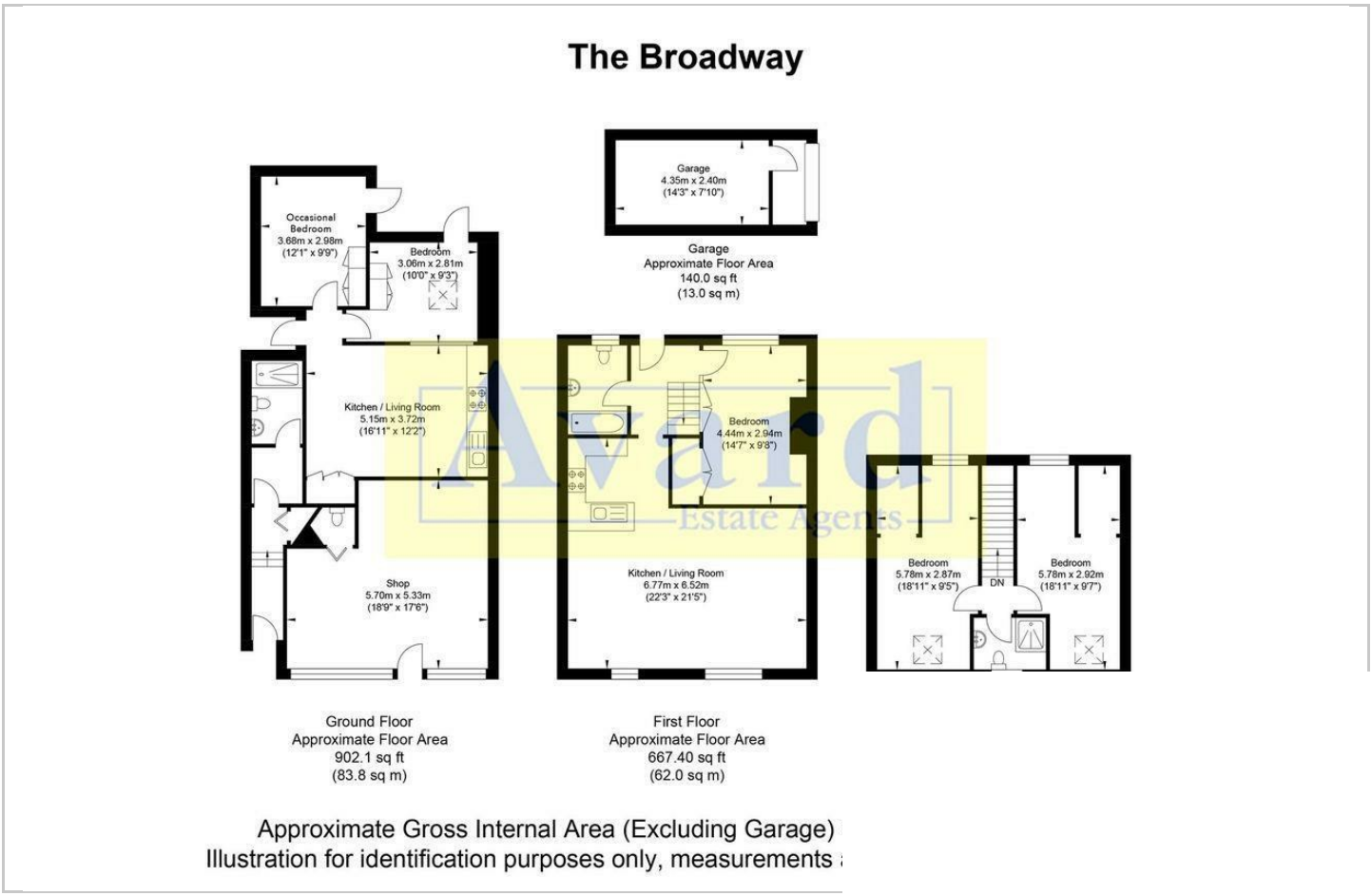
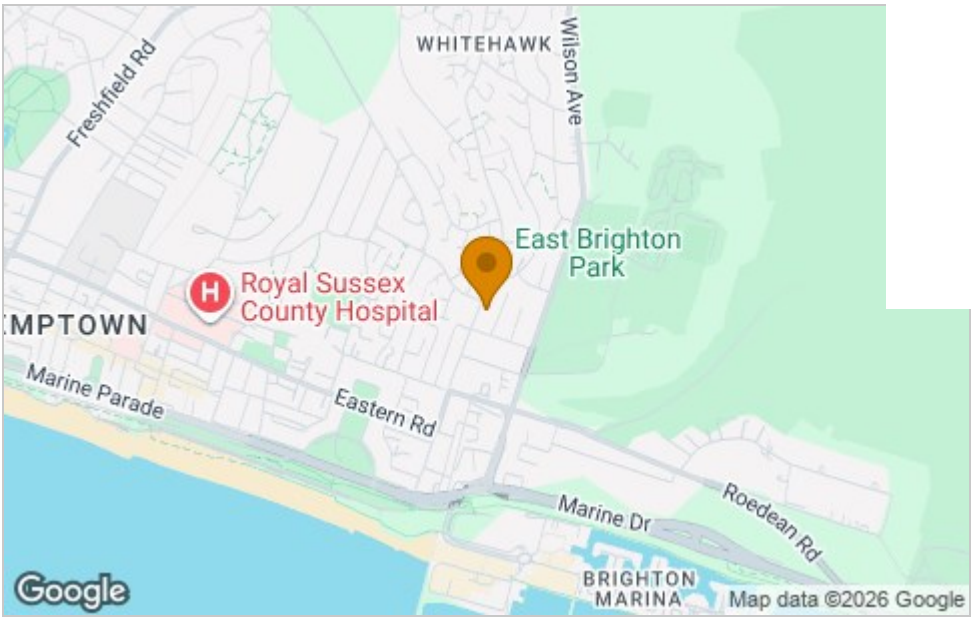
## Floor Plan




## Area Map




## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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