

# College Road

## Brighton



## College Road Brighton

£90,000



0

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

FOR SALE BY AUCTION on 25th April 2024

Auction Guide £90,000

A good size top floor studio flat forming part of this attractive period building, situated in the popular and highly sought after area of Kemp Town.

The property is close to the seafront and within 1 mile of Brighton Marina, which offers extensive shopping, eating and leisure facilities to include multi-screen cinema complex, bowl-plex, ASDA superstore and casino making this the ideal location to live in. Kemp Town itself has a thriving cosmopolitan atmosphere surrounding St George's Road and is close to Brighton's main Hospitals and Racecourse.

This property makes for an Ideal investment opportunity which is being sold with the current Assured Shorthold Tenant paying a rental income of £825 pcm.

NB.. Please note that some of the pictures shown were taken prior to the current tenant moving in.





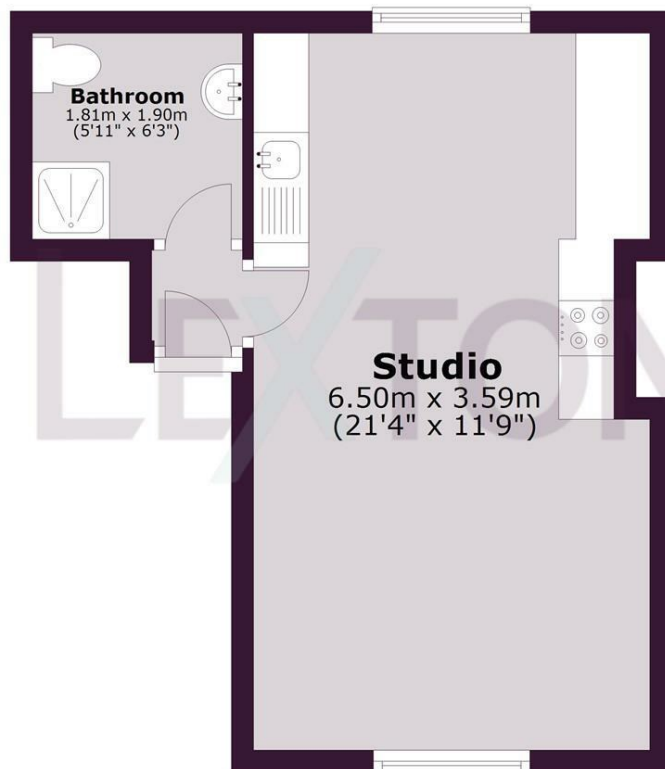




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

## Top Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 27.3 sq. metres (293.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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