

# St. James's Street Brighton



# St. James's Street Brighton

£300,000



1

BEDROOM

2

RECEPTION

0

BATHROOM

## About the property

**\*\* Pre Auction Offers Welcome \*\***

The upper parts of a prominent corner building with approved planning permission for the erection of two additional storeys to the existing building, creating space for two 1 bedroom flats, one 2 bedroom flat and one 3 bedroom flat.

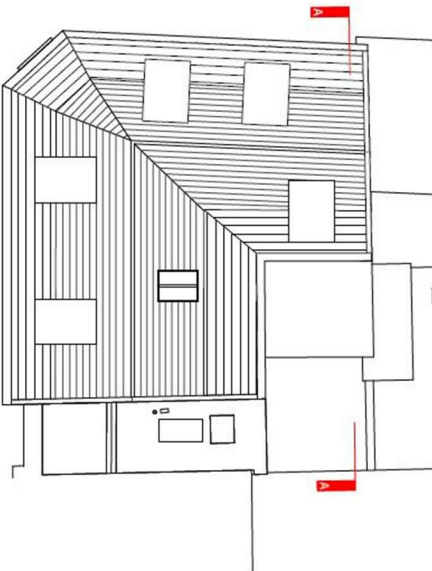
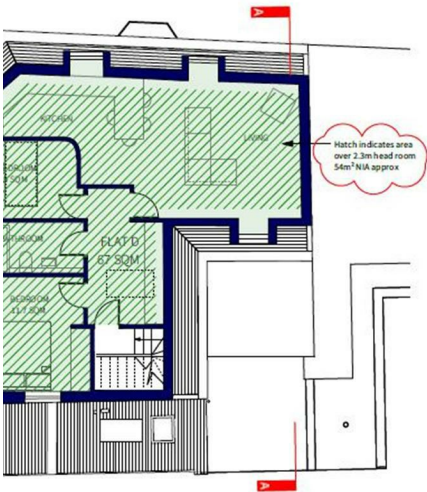
Located in the heart of Brighton, in the popular Kemptown district close to many amenities including Brighton Seafront, Brighton mainline train station and the many shops, cafes and restaurants in the City Centre. The self-contained first floor, which has its own direct entrance fronting Charles Street, currently comprises the former ancillary office/storage accommodation to the ground floor retail unit. Separation service/utility works have been completed to facilitate the development

You can find further information about the planning permission (Ref BH2022/03395) at the link below:

[https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?](https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?keyVal=RKGS6MDMMB900&activeTab=summary)

[keyVal=RKGS6MDMMB900&activeTab=summary](https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?keyVal=RKGS6MDMMB900&activeTab=summary)

This is without doubt a fantastic opportunity and should not be missed!



Third floor

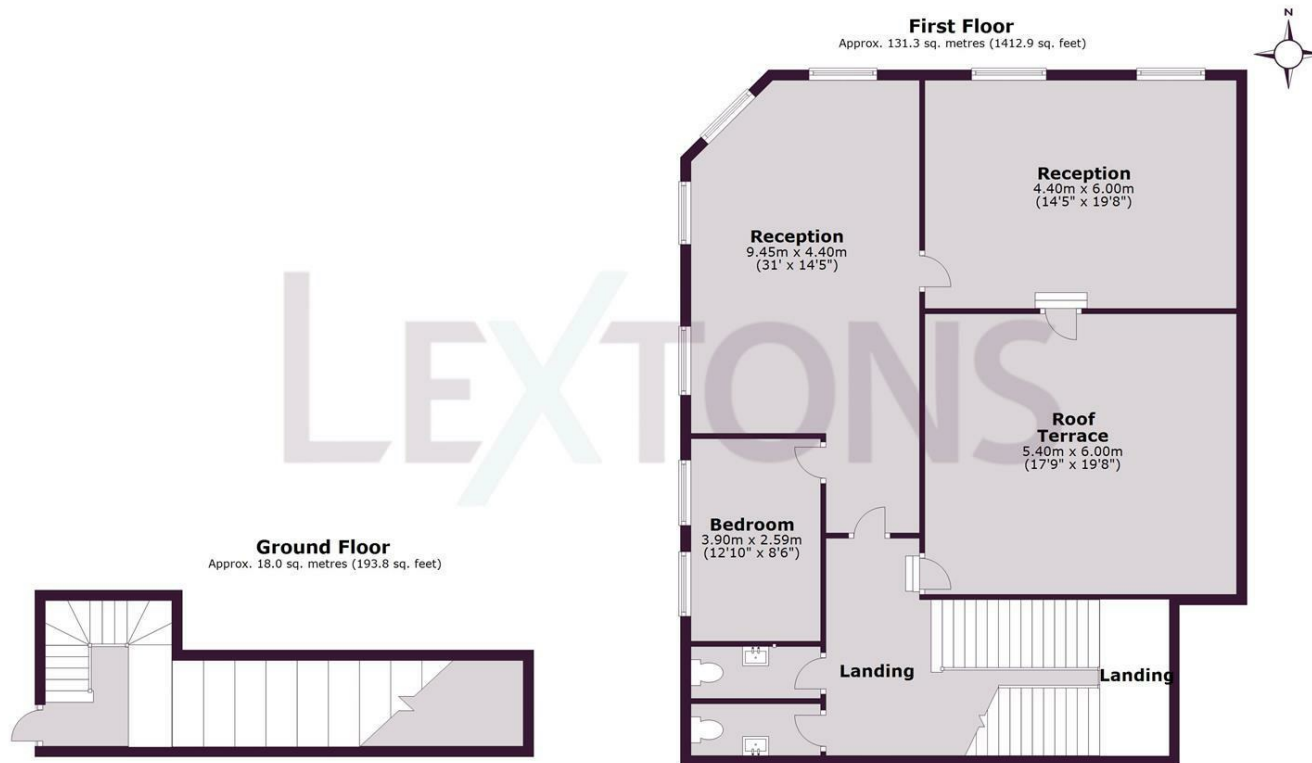
Proposed Roof

Proposed 1st floor  
The first floor already go the approval 19/01/09/00214  
for a change of use to 2x bed flats at first floor  
and 1x2 bed flat at roof level with external alterations.  
Also variations of conditions reference 19/01/01/163782





SCAN HERE TO VIEW ALL AUCTION PROPERTIES



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