

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 **

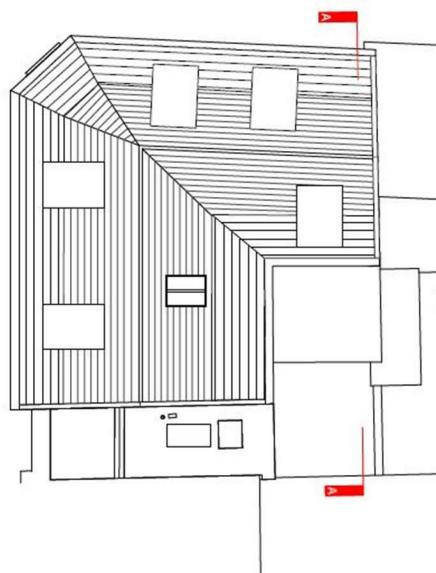
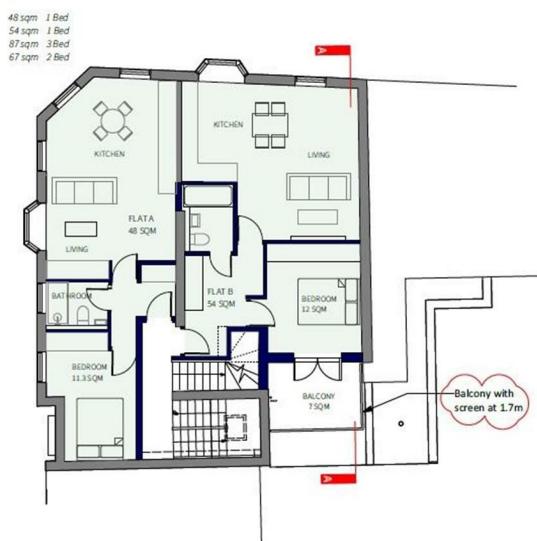
The upper parts of a prominent corner building with approved planning permission for the erection of two additional storeys to the existing building, creating space for two 1 bedroom flats, one 2 bedroom flat and one 3 bedroom flat.

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?
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!



Proposed First Floor
The first floor already got the approval BU2008/00214
for a change of use to 2x2 bed flats at first floor
and 1x2 bed flat at roof level with external alterations

Also a variations of conditions reference BU20/1/03782

Proposed Second Floor

Third Floor

Proposed Roof

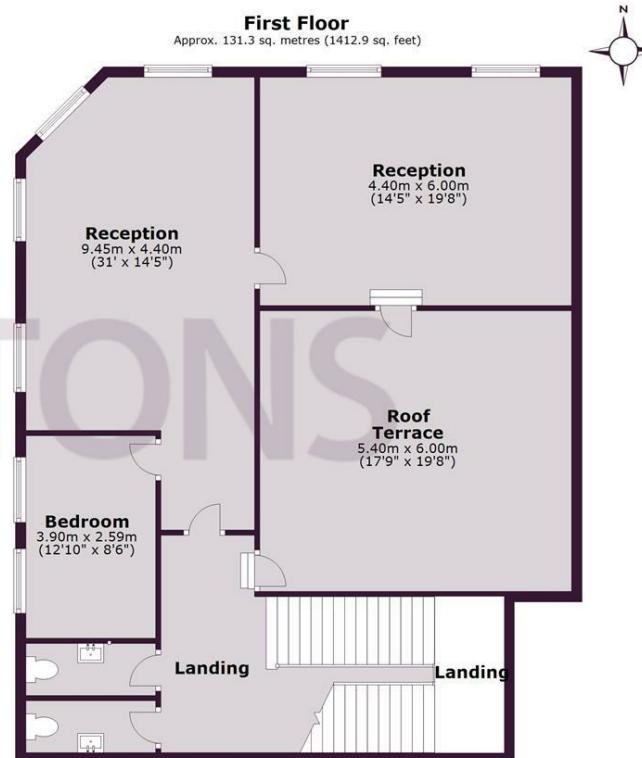
SCAN HERE TO VIEW ALL AUCTION PROPERTIES



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Ground Floor
Approx. 18.0 sq. metres (193.8 sq. feet)



Total area: approx. 149.3 sq. metres (1606.8 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		
(59-68)	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:

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