

LOT
3

By order of the Executors

Flat 3, 25 Grand Parade, Brighton, East Sussex BN2 9QB

Guide Price £110,000*

ONE BEDROOM FLAT IN NEED OF UPDATING THROUGHOUT



The property is situated within close proximity of the main centre with its shopping facilities and nightlife as well as the main line station that connects to London Victoria. The seafront is within a mile along with a number of local attractions. Good road links are easily accessible including the M23 that connects to London Gatwick Airport and the M25 London Orbital Motorway. The property is a second floor conversion flat in a terraced dwelling that has an entryphone system. The flat has electric heating and a spacious open plan reception/kitchen overlooking a central green. The flat would benefit from updating throughout and is sold with vacant possession. This lot will be of interest to owner occupiers and investment purchasers. **Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. Any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**

ACCOMMODATION

Entrance Hall, Bedroom, Bathroom, Open Plan Reception/Kitchen.

TENURE

Leasehold 125 years from 31st March 1987, thus approximately 87 years unexpired. Ground rent £45 pa.

LOCAL AUTHORITY & TAX RATING

Brighton and Hove City Council

Council tax Band A

EPC Band D

VIEWING TIMES

Thursday 22nd May @ 12.30 – 1pm

Saturday 31st May @ 12.30 – 1pm

Friday 6th June @ 12.30 – 1pm

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN

