

LOT
4

By Order of the Executors

3a New Steine Mansions, Devonshire Place, Brighton,
East Sussex BN2 1QJ

Guide Price £95,000*

FIRST FLOOR ONE BEDROOM FLAT IN NEED OF UPDATING



This first floor one bedroom flat forms part of a mixed development within a short walk of the sea front and Brighton Pier. The main centre of Brighton is within easy reach with its shopping facilities and main line station that connects to London Victoria. Good road links are easily accessible including the M23 that provides a good link to London Gatwick airport and the M25 London Orbital Motorway. The flat benefits from gas fired central heating and forms part of a mansion style block that has a security entryphone system and lift access. The flat is double glazed although it is in need of updating and modernisation throughout. The dwelling is sold with full vacant possession and will be of interest to investment buyers and owner occupiers. **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, Bathroom, Kitchen, Bedroom, Reception.

TENURE

Leasehold. 999 years from 16th May 2007, thus approximately 981 years unexpired.

LOCAL AUTHORITY & TAX RATING

Brighton & Hove City Council

Council Tax Band A

EPC Band C

VIEWING TIMES

Thursday 22nd May @ 11.30 – 12 noon

Saturday 31st May @ 11.30 – 12 noon

Friday 6th June @ 11.30 – 12 noon

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN.

