

RESIDENTIAL FREEHOLD INVESTMENT FOR SALE



22-23 COOMBE TERRACE

BRIGHTON BN2 4AD



**GRAVES
SON &
PILCHER**

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Location

Situated just off of the A270 Lewes Road, one of the main roads leading into and out of Brighton City Centre, is this mid terrace residential property on Coombe Terrace. The premises can be found in a highly densely populated residential area that surrounds. A mix of both multiple and local traders, including Machine Mart and Kwik Fit can be found a short distance away. The newly refurbished Pavilion Retail Park is also close by.

Accommodation

A freehold residential investment property comprising two adjoining, two-storey, mid terrace properties, built circa 1880, and subsequently converted to form two self-contained ground floor flats and a self-contained first floor flat extending across both properties.

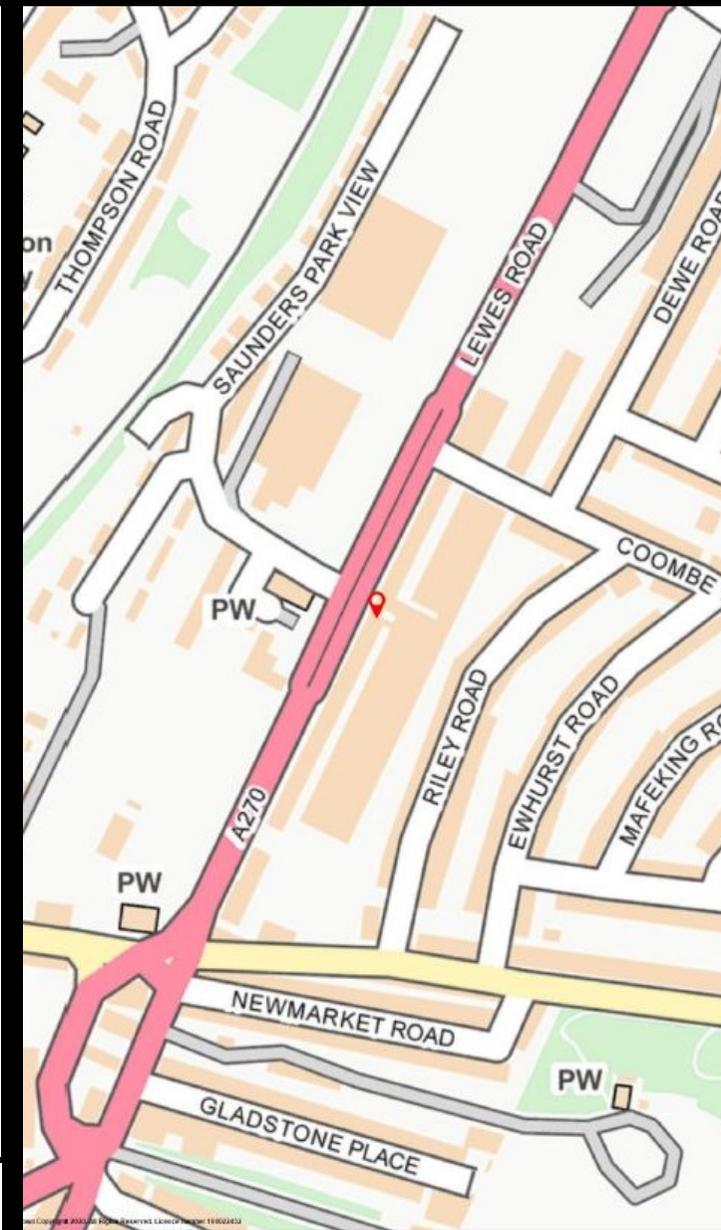
22 Coombe Terrace	Ground Floor 1 bedroom flat comprising large bedroom to rear, open plan kitchen and living room, white tiled bathroom suite. Access to a rear shared courtyard.	Let on an AST from 05/06/19 at £950 pcm.	Council Tax Band A	EPC Rating C
23 Coombe Terrace	Ground Floor 1 bedroom flat comprising living room, kitchen, bedroom, bathroom. Access to a rear shared courtyard.	Let on an AST from 20/09/04 at £700 pcm	Council Tax Band A	EPC Rating applied for
	First Floor 3 bedroom flat comprising 3 good sized bedrooms, large kitchen and living room, bathroom. Access provided from kitchen to rear outside decked area. Flat in need of refurbishment.	Let on a short-term basis at £650 pcm	Council Tax Band B	EPC Rating applied for

Price

Offers are invited in the region of **£525,000** for the freehold interest.

The property is not elected for VAT. Each party is to be responsible for their own legal fees.

Viewing by appointment with sole agent **GRAVES SON & PILCHER LLP**



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