



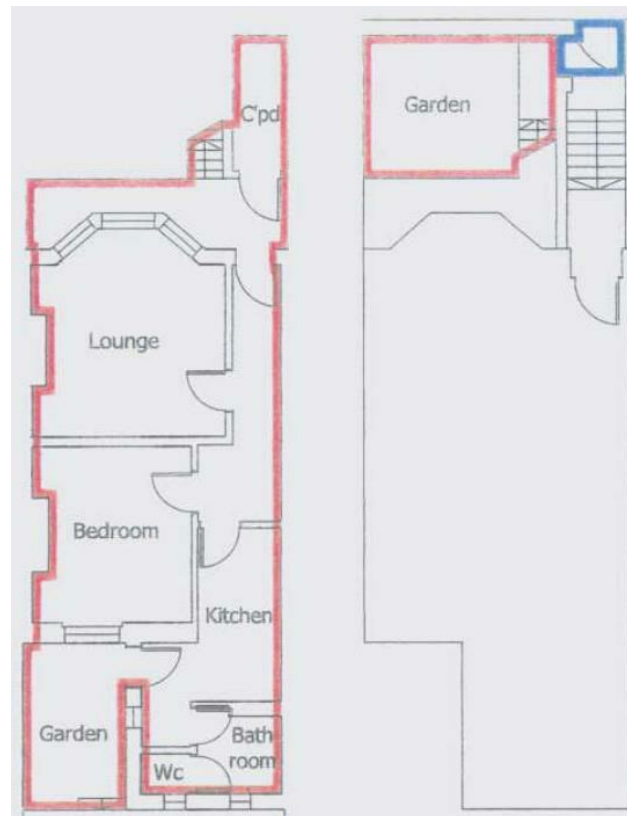
2A CLEVELAND ROAD
BRIGHTON, BN1 6FF

GUIDE PRICE £190,000+

****Sold by Auction**** A 1 bedroom lower ground floor flat let to a protected tenant paying £115 per week. The property benefits from a private front garden and rear patio area. The flat is being sold with the remainder of a 125 year lease from September 2011 and a 50% share of the freehold, with this flat responsible to one third of the annual outgoings. The property is situated in the sought after Fiveways area of Brighton, approximately 1 mile north of the City centre and close to local shops and amenities. Buyers are advised to refer to the legal pack for further information.

**Nicholas
James**

SALES LETTINGS AUCTIONS



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS