



**FLAT 37, SWALLOW COURT ALBOURNE CLOSE**  
**BRIGHTON, BN2 5FW**

**GUIDE PRICE £210,000 - £220,000**  
**LEASEHOLD**

A 3 bedroom, seventh floor flat set within a purpose built block currently let and producing £18,000pa (£1,500pcm). The property benefits from a good sized balcony with views south over east Brighton and towards the sea. For further details, please contact the auctioneer. Buyers are advised to review the contents of the legal pack prior to bidding.

**Nicholas  
James**

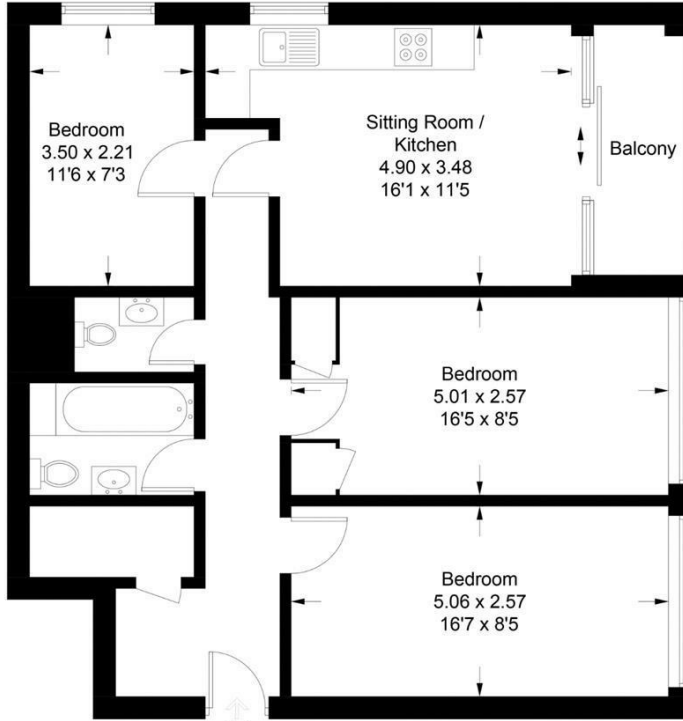
SALES LETTINGS AUCTIONS





**Swallow Court, Albourne Close, Brighton, BN2 5FW**

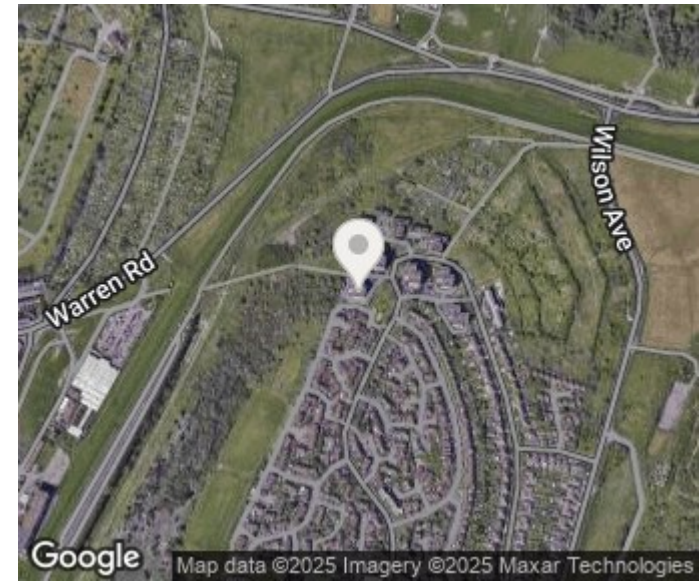
Approximate Gross Internal Area = 71.0sq m / 764 sq ft



**Seventh Floor**

IN

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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