



## 3 MERSTON CLOSE BRIGHTON, BN2 6WJ

£500,000+  
FREEHOLD

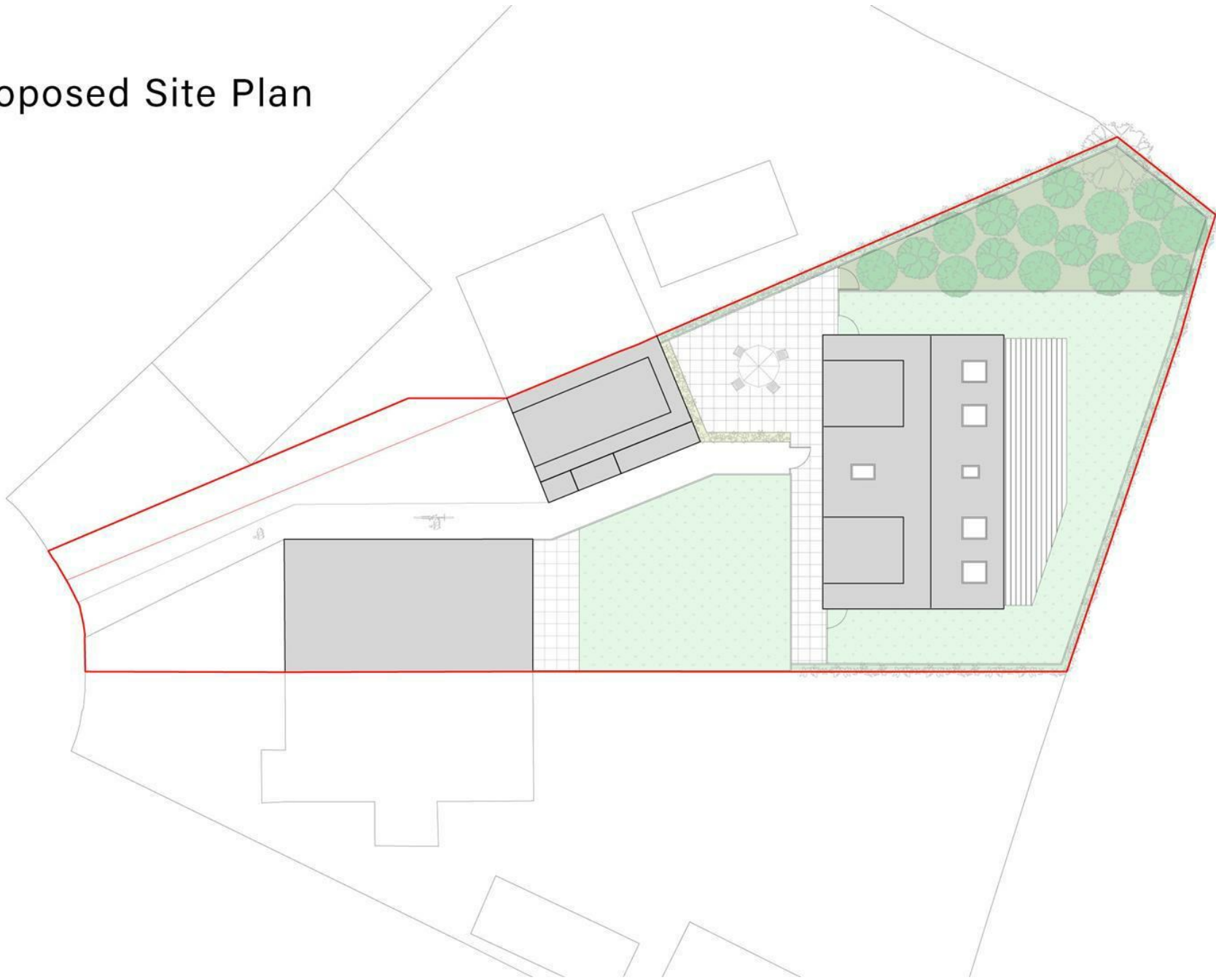
**\*For Sale by Auction 16th July\*\*** Guide Price £500,000+. A 4 bedroom semi-detached house with planning consent under application number BH2024/03089 for an extension and a new 3/4 bedroom detached house and carport in the rear garden. The new dwelling will have a GIA of 135 sqm and the existing dwelling will have a GIA of 121 sqm. The property is situated in a popular residential area, close to local amenities and bus routes. Buyers are advised to review the legal pack prior to bidding.

**Nicholas  
James**

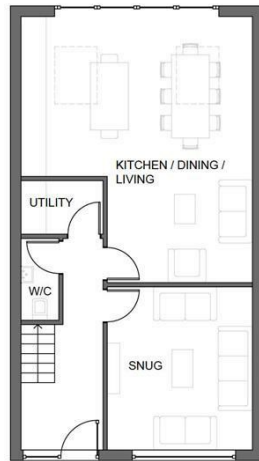
SALES LETTINGS AUCTIONS



# Proposed Site Plan



## Proposed Existing Dwelling



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



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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