



**57 BIRDHAM ROAD**  
**BRIGHTON, BN2 4RX**

**£10,000**  
**FREEHOLD**

**\*\*Sold by Auction\*\*** A freehold parcel of land registered under title number ESX400740. The land is vacant and situated in a residential area close to Lewes Road and the university campus'. Buyers are advised to make their own enquiries about possible future use and review the legal pack prior to bidding. Please note there are additional buyers fees applicable to this lot. For further details, contact Nicholas James.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS







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>		
(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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