



## Coombe Road, Brighton

- AN IDEAL INVESTMENT OPPORTUNITY
- COMMERCIAL UNIT
- NO ONWARD CHAIN
- THREE BEDROOM MAISONETTE WITH GARDEN
- IDEAL CENTRAL LOCATION
- FREEHOLD

Price  
**£465,000**  
 Freehold

Robert Luff & Co are delighted to offer to market this rarely available investment opportunity. Located in Coombe Road in Central Brighton this building comprises a commercial unit with facilities and separate three bedroom maisonette. The maisonette comprises three double bedrooms, loft room, shower room, separate kitchen and living area which opens on the the substantial rear garden.

T: 01273 921133 E:  
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## Accommodation

### Entrance Hall

### Kitchen

Fitted kitchen with wall and base units, space for appliances, boiler and window to side.

### Living Area

Built in storage, feature fireplace and double doors to rear garden.

### Bedroom One

Built in storage, radiator and window to front.

### Bedroom Two

Built in storage, radiator and window to rear.

### Bedroom Three

Window to front and radiator.

### Shower Room

Shower cubicle, WC, wash hand basin and window to rear.

### Loft Room

Window to rear and eave storage.

### Garden

West facing rear garden with direct access from the main living area.

### Commercial Unit

Currently rented. Benefitting from its own kitchen and WC.



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# Floorplan



Total area: approx. 129.0 sq. metres (1389.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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