



## South Avenue, Brighton



Guide Price  
£130,000  
Leasehold

- CASH BUYERS ONLY
- STUDIO APARTMENT
- CURRENTLY RENTED FOR £675 PCM
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL CENTRAL LOCATION

\*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*

Robert Luff & Co are delighted to offer for sale this chain free Studio apartment located in South Avenue. Benefitting from being in great decorative order throughout and situated in a highly sought after location.

If location is high on your priority list then you'll be pleased to hear that Kemp Town village is also within walking distance with its many attractive cafes, restaurants and bars, and of course not forgetting Brighton seafront with its many attractions.

Finally, if you are looking for a buy-to-let investment that's completely "ready to go" then you may definitely wish to view this property as not only is everything fitted that's needed, but the apartment is also being offered for sale CHAIN FREE for a speedy purchase!

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
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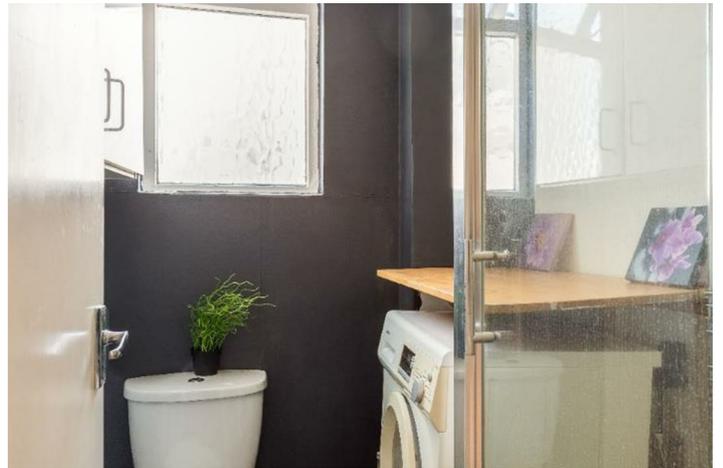


## Accommodation

Studio Room 13'11 x 10'4 (4.24m x 3.15m)

### Agents Notes

Leasehold: 112 Years Remaining  
Service Charge: Approx £700 per annum  
Council Tax: A  
EPC: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.