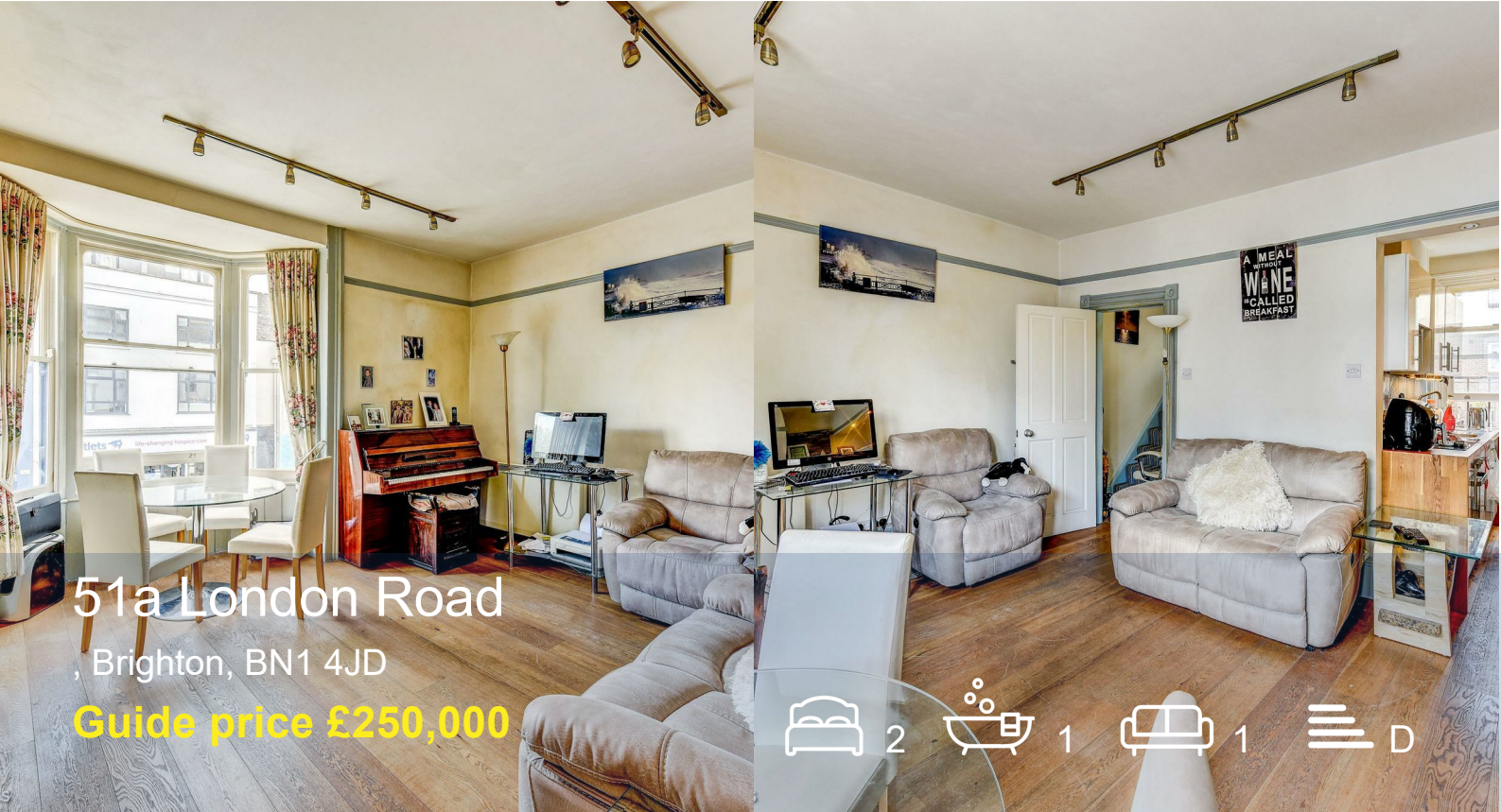


# Avard

Estate Agents



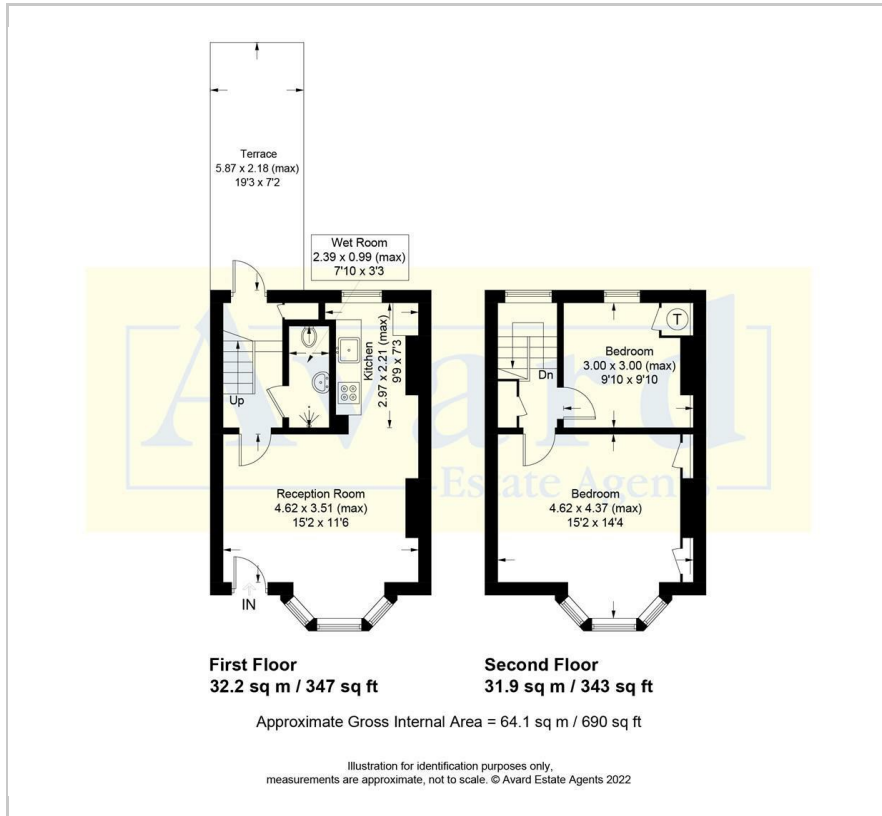
te Agents



51a London Road  
Brighton, BN1 4JD  
Guide price £250,000



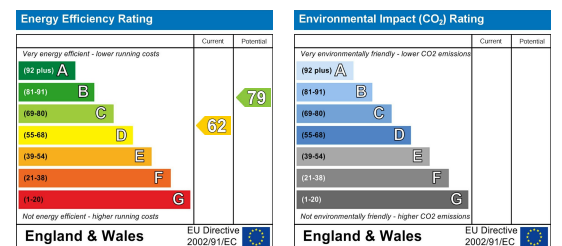
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- First & Second Floor ■ Own Street Entrance Maisonette
- Private Roof Terrace
- Cash Buyers Only
- Ideal For Commuters
- Potential Rental Income Approx £1400 PCM

\* Cash buyers only \*

Guide Price £250,000-£275,000

CALL TO BOOK A VIEWING.

Avard Estate Agents are delighted to offer for sale this first and second floor maisonette with own street entrance and roof terrace. London Road is in the heart of Brighton and is so central and convenient, everything you could possibly need is within a short walk from the front door. There are many cafes and pubs close by serving excellent food and some interesting shops in The Lanes not to mention the Open Market with excellent stalls and local produce. Brighton mainline train station with its commuter links to Gatwick Airport and London is just a short stroll away. CALL TO VIEW, WE HAVE KEYS. Potential rental income approximately £1400 PCM.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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