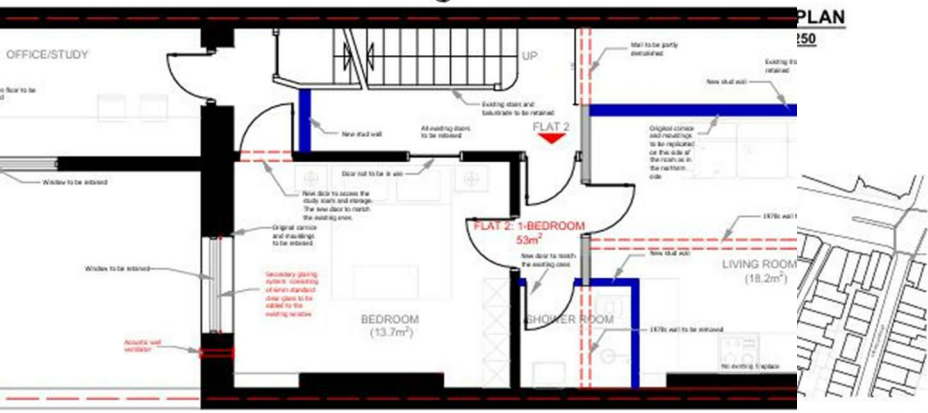




PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



BLOCK PLAN  
SCALE 1:500



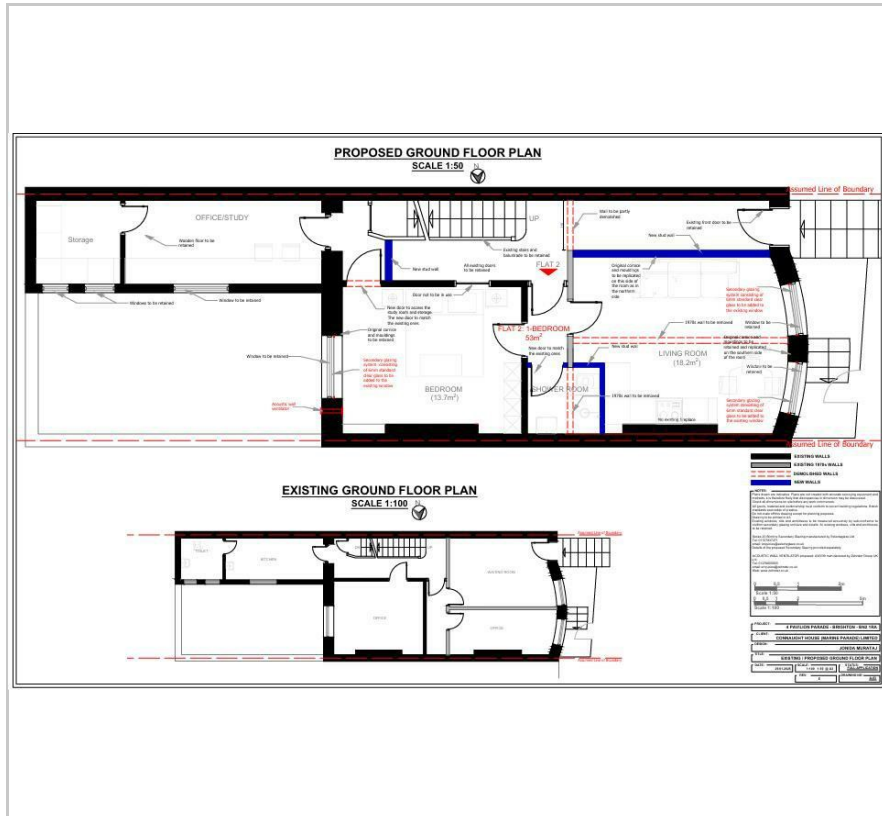
EXISTING GROUND FLOOR PLAN  
SCALE 1:100



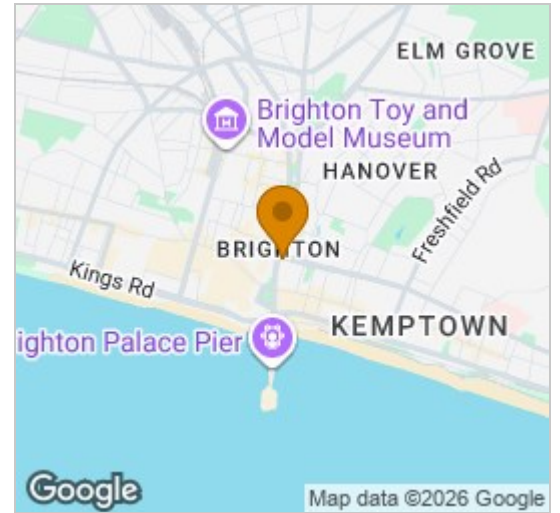
4 Pavilion Parade  
Brighton, BN2 1BA  
Guide price £1,000,000

6 beds, 6 bathrooms, 6 parking spaces, and a menu icon.

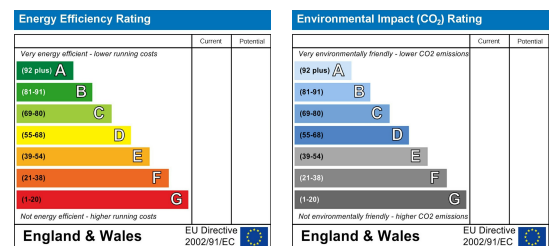
## Floor Plan



## 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.

- Planning Permission Granted For 6 Flats
- GDV £2,385,000 From RICS Qualified Surveyor
- Rough Build Cost Of £450,000- £550,000
- S106 Completed
- Sealed Bids By 1st June
- Excellent Investment Opportunity
- Planning Number BH2024/01180
- We Have Keys

\*\*\*\*\*£1,000,000-£1,250,000\*\*\*\*\*

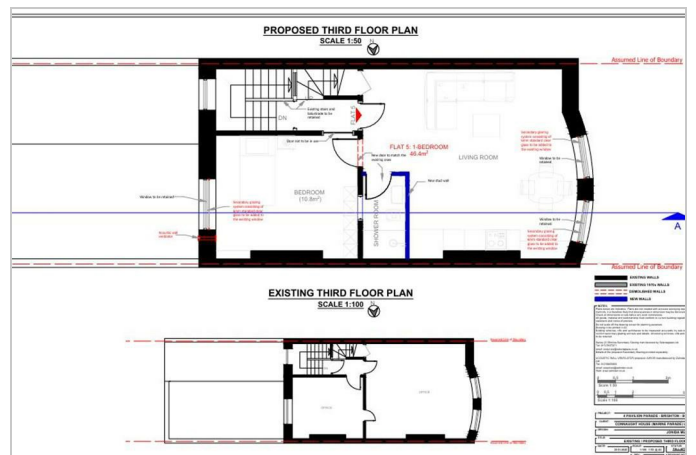
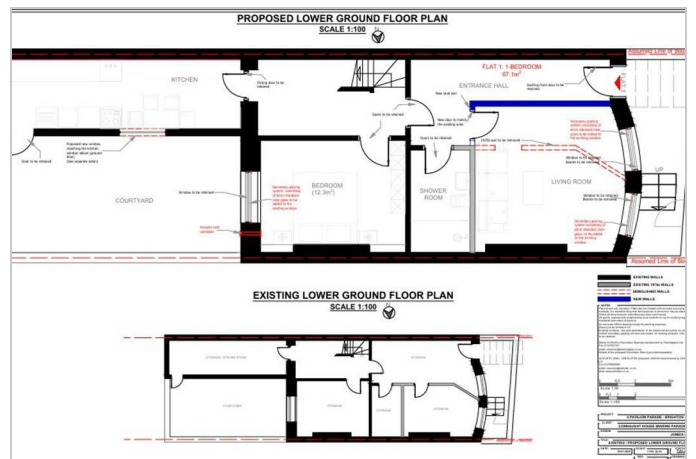
Sealed bids are invited by 1st June.

An excellent development opportunity to acquire the freehold interest of this prominent building in a prime central Brighton location, benefitting from full planning permission and completed Section 106 agreement for conversion into six luxury one-bedroom apartments.

The developers are in possession of an up-to-date valuation prepared by Vail Williams, reflecting an anticipated Gross Development Value of approximately £2,385,000. Build cost quotations have also been obtained, ranging between £450,000 and £550,000.

Occupying a highly sought-after position overlooking the Royal Pavilion and within a short distance of Brighton seafront, the completed apartments would be ideally suited to both the private rental market and the lucrative short-term holiday let sector, with strong potential for Airbnb demand due to the exceptional location and landmark views.

Proposed Accommodation:



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.