



TRUEMANS





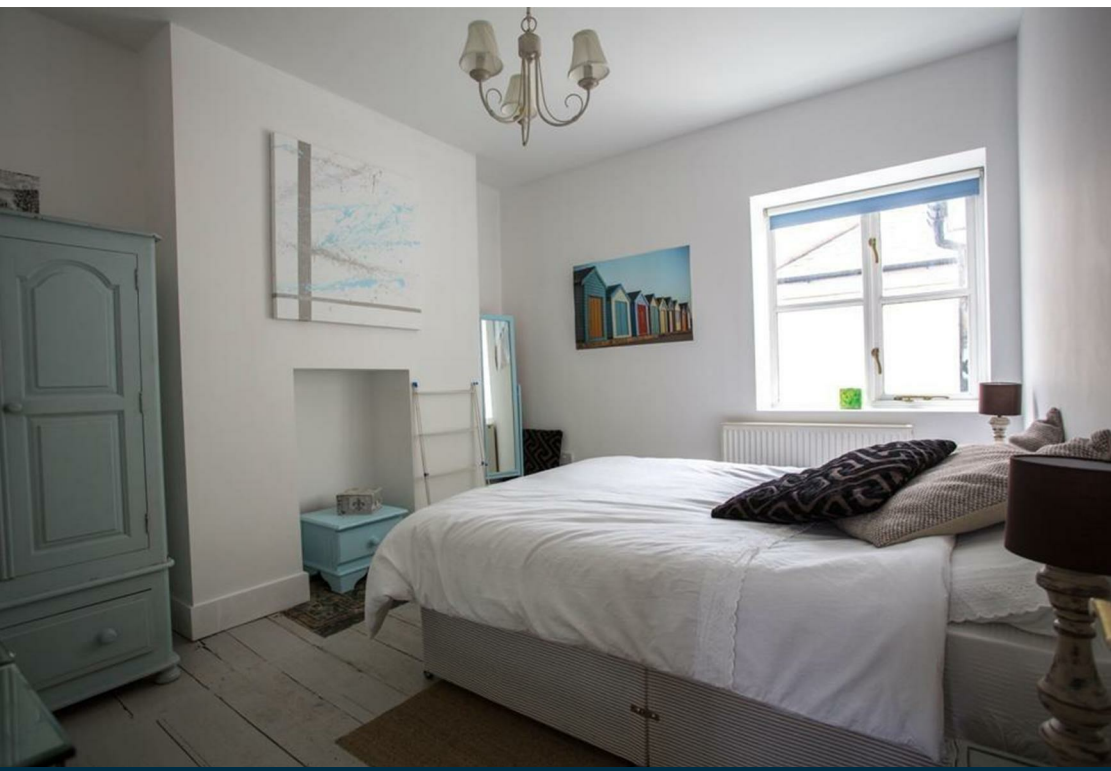
## Elder Place, Brighton, BN1 4GF

Truemans – \*\*\*Guide Price - £400,000 - £450,000\*\*\* We are delighted to offer this beautiful period property situated within a popular commercial and residential area of central Brighton. Being within close proximity of Preston Park, within walking distance of Brighton seafront and Brighton City centre.

Consisting of two one bedroom apartments available, and ideal investment opportunity having proven to be very successful as Air bnb holiday let purposes for the current owners, being also within close proximity to Brighton Mainline Station.

There are two self-contained one bedroom apartments for sale, beautifully presented, with massive potential to convert the loft space STPC as well as potential to convert into one massive rental investment unit. The apartments are being sold with a share in freehold and no ongoing chain.

Good transport links directly to London from both London Road station and Brighton mainline station close by. The apartments make for an ideal investment opportunity. Viewings are highly recommended.











# Elder Place, Brighton, BN1 4GF



**First Floor**  
 Approximate Floor Area  
 574.79 sq ft  
 (53.39 sq m)

**Second Floor**  
 Approximate Floor Area  
 520.97 sq ft  
 (48.39 sq m)

Approximate Gross Internal Area = 101.78 sq m / 1095.55 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Further Information**

Council Tax: Band A

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.

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

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>	<b>71</b>	<b>76</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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