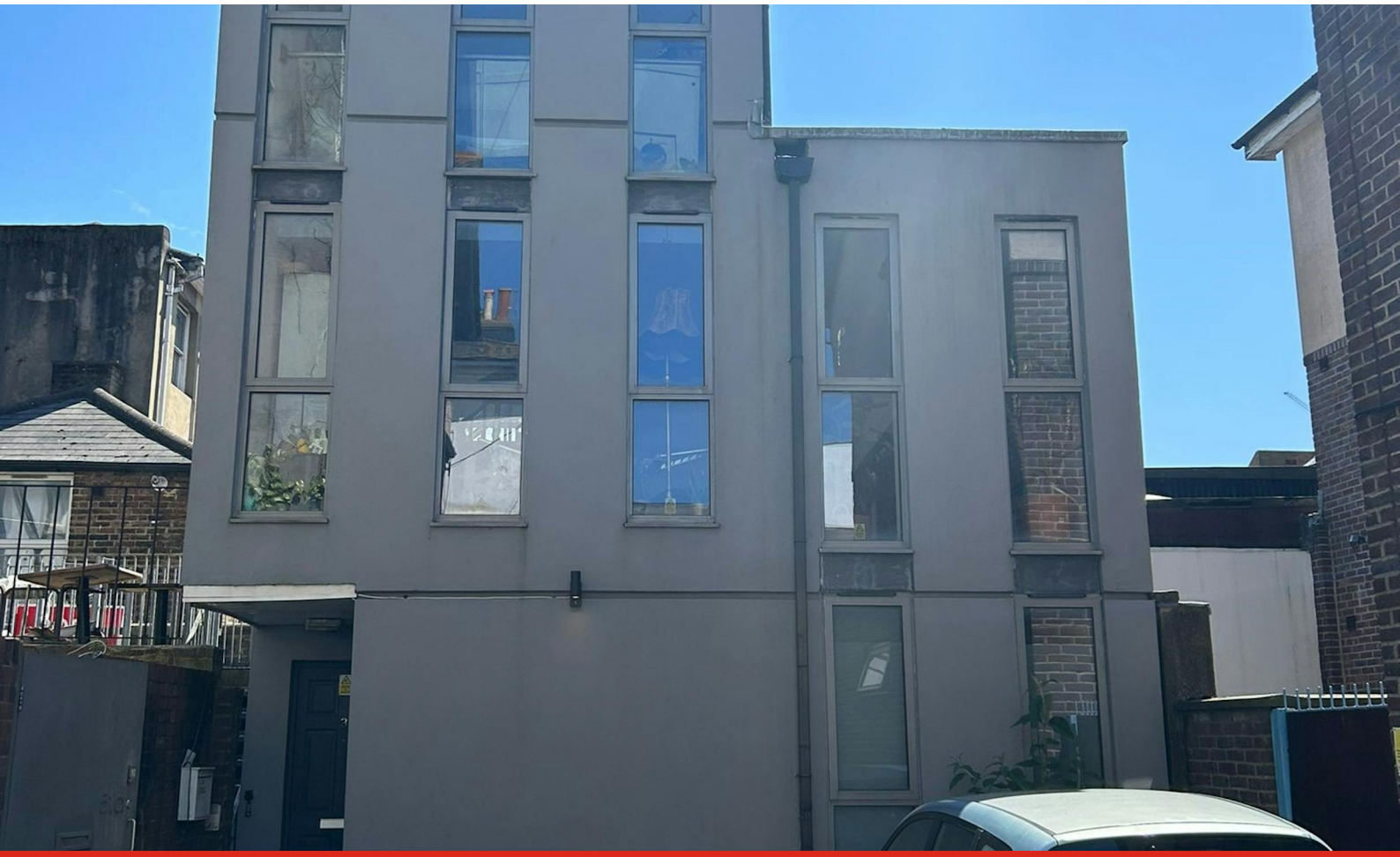
GRAVES SON & PILCHER

For Sale



Freehold Residential Investment For Sale

2-3 York Hill
Brighton, BN1 4JX

Other, Residential

FOR SALE

681 sq ft

(63.27 sq m)

- Ideal for Airbnb/Holiday Let
- Within easy walking distance of Brighton city centre, Preston Park and Brighton mainline railway station
- Ground Floor Studio Flat
- 1st and 2nd Floor 1 Bed Maisonette
- 2 parking spaces
- Recently redecorated
- Fully occupied and income producing

2-3 York Hill, Brighton, BN1 4JX

Summary

Available Size	681 sq ft
Price	£285,000 For the freehold interest of the property (subject to existing tenancies)
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A freehold detached building built around 15 years ago and comprising two self-contained residential flats.

Accommodation

The accommodation comprises the following areas.

Description
Ground Floor - Main entrance and lobby
Ground floor - Studio flat Approx 233 ft² (21.65 m²) net internal, 'L' shaped studio room incorporating, kitchen area, shower room, electric heating
1st & 2nd floor - 1 bedroom maisonette Approx 448 ft² (41.62 m²) net internal, First floor open plan living room and kitchen, Second floor small double bedroom and shower room
Parking - two parking spaces demised with the building

Location

York Hill is within easy walking distance of Brighton city centre to the south, Preston Park to the north and Brighton mainline railway station to the west. Main road links are easily accessible.

Terms

The price is £285,000 for the freehold interest of the property (subject to existing tenancies).

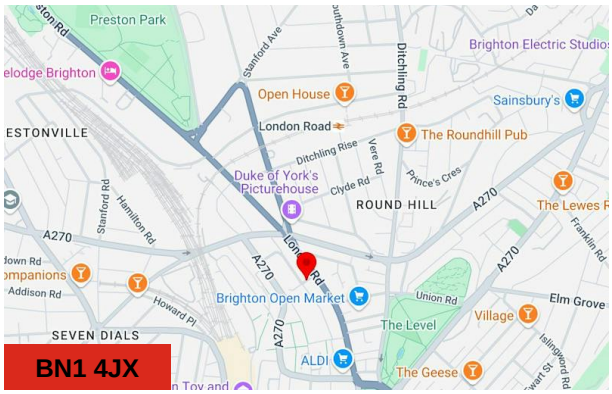
In accordance with the Estate Agents Act 1979, Graves Son & Pilcher hereby declares that a Partner of the firm has a personal interest in this property.

Tenancy Details

Ground floor studio flat
The flat is let on an Assured Shorthold Tenancy at a rent of £850pcm.

1st and 2nd floor 1 bedroom maisonette
The flat is let on an Assured Shorthold Tenancy at a rent of £1,125pcm.

Parking
Two parking spaces currently let to Brighton Pizza at £50pcm for the pair.



Viewing & Further Information

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Generated on 11/09/2026