

FREEHOLD



House - Terraced (EPC Rating:)

36 OVER STREET, BRIGHTON, BN1 4EE

Offers In The Region Of

£525,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

An interesting and rare opportunity to acquire an ongoing investment with entire freehold in the North Laine area, just minutes from Brighton Station with links to London, the Lanes, the city centre and the beach.

The property comprises 2 self-contained split level apartments generating approximately £32,400 per annum with a potential uplift on one of the apartments imminently.

Taking control of the freehold gives you autonomy over the running of the building as well as additional related income.

Total area of the units is 1097 sq m / 1177 sq ft. All units are secured with assured shorthold tenancies with the lower due for renewal shortly at higher monthly rates. There is also potential to convert back into one large residence in an area rising in value, highly sought-after by commuters. Or the property could be rented out as a holiday let in such a popular central area.

Both properties are brimming with potential to add value in such a sought-after location as well as versatile rooms, bearing some original period features. While it has not outside space of its own, the beach is on your doorstep as are the green spaces of The Steine and Pavilion Gardens, and the countryside is just as short bus ride away.

The Ground Floor

Entering on the ground floor, your door from the communal hallway opens directly to the living room which has ample space for comfortable furnishings and is freshly painted in white with a mid-grey feature wall around the original fireplace which complements the carpet. A tall sash bay window rises to the high ceiling, bringing in natural light from the west, providing the perfect spot for a small dining table looking out over the quiet street.

The kitchen is easily accessible from here and has been well designed for the galley space to include plenty of storage and worktop areas to prepare a meal. While the gas hob and fan oven are integrated, space has been left for a freestanding undercounter fridge and a washing machine, while the gas central heating boiler is wall mounted.

Also on the ground floor, the bathroom is classic in white with a shower over the bath. Both the kitchen and bathroom are areas where new owners can put their own stamp on the place with some modernisation to add value.

Outside, the garden is a sweet space to sit outside in the morning sun. It is perfectly low maintenance, ideal for the

busy modern lifestyle, but equally, it would be possible to grow potted or climbing plants and herbs which would add colour and scent to the space, forming a lovely backdrop to the kitchen.

Stairs lead down to the bedrooms which are equal size double rooms, ideal if sharing or for those looking for a home office/art studio/workspace. The front bedroom benefits from a deep storage cupboard, but both rooms can house a king size bed and freestanding furnishings without compromising on floor space.

The Upper Maisonette

Entering on the ground floor, your door from the communal hallway opens to an internal stairwell, rising to the main body of the flat. From the first-floor landing, the living room spans the front of the house with ample space for comfortable furnishings and is well-presented in a neutral palette of calico-stone walls with grey carpet underfoot, so you can move straight in with ease. A period fireplace takes centre stage, but is for decoration only and a tall sash bay window rises to the high ceiling, bringing in natural light from the west, providing the perfect spot for a small dining table looking out over the quiet street.

The kitchen is easily accessible from here and has been well designed for the galley space to include plenty of storage and worktop areas to prepare a meal. While the gas hob and fan oven are integrated, space has been left for a freestanding undercounter fridge and a washing machine, while the gas central heating boiler is wall mounted.

Also on this floor, the bathroom is classic in white with a shower over the bath. Both the kitchen and bathroom are areas where new owners can put their own stamp on the place with some modernisation to add value.

Stairs lead up to the bedrooms which are lovely and light double rooms sharing the same immaculate decoration of the living room below. They are the ideal size if sharing or for



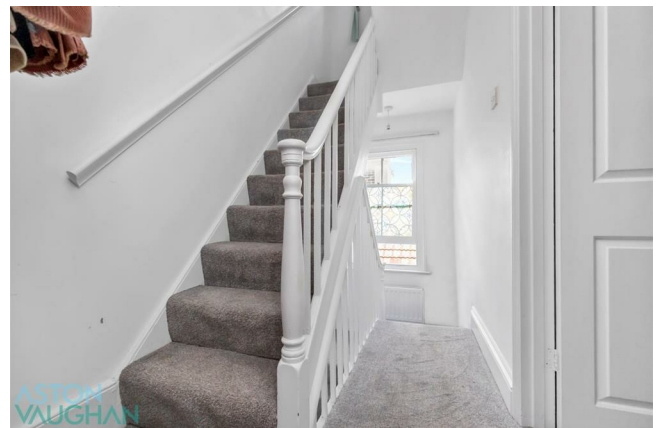
those looking for a home office/art studio/workspace – as the natural light is lovely and it is peaceful being elevated within the building on the top floor. The front bedroom spans the front of the house so it is larger, but both rooms can house a double beds and freestanding furnishings without compromising on floor space.

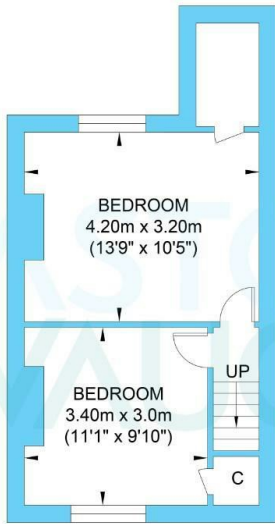
Education:

Primary: Middle Street Primary
 Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC
 Private: Brighton College, Windlesham Prep

Location

Ideal for commuters and busy city lovers, this spacious home is in a popular, historical location in a quiet street within the famously chic North Laine. Here, you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for parks that provide cool green spaces and host numerous arts events all year round. For those who love the outdoors, the beach, surrounding Downland and cosmopolitan Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 mins) and London (55 mins) is around the corner, and there's quick access to the A23/A27.

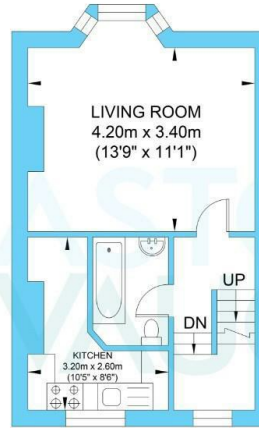




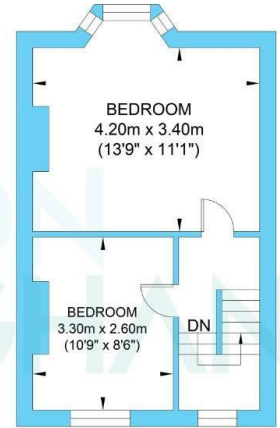
Basement
Approximate Floor Area
309.35 sq ft
(28.74 sq m)



Ground Floor
Approximate Floor Area
249.50 sq ft
(23.18 sq m)



First Floor
Approximate Floor Area
309.57 sq ft
(28.76 sq m)



Second Floor
Approximate Floor Area
309.57 sq ft
(28.76 sq m)



Illustration for identification purposes only. Measurements are approximate. Not to scale.

Approximate Gross Internal Area = 109 SQ.M / 1177 SQ . FT

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.