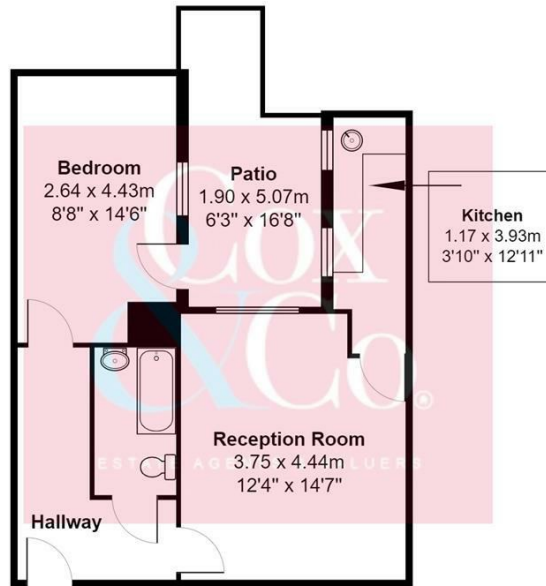




- **Converted Lower Ground Floor Flat**
- **Share Of Freehold**
- **Private Courtyard Patio**
- **Popular Central Location**
- **Gas Central Heating**
- **New Lease**
- **One Bedroom**
- **Great Investment Or First Purchase**
- **In Need Of Refurbishment**
- **No Chain**

St. Michaels Place, Brighton

Price: £200,000 Leasehold - Share of Freehold



Total Area: 43.0 m² ... 463 ft² (excluding patio)

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this converted one-bedroom lower ground floor patio flat to the market located in the heart of the popular West Hill district of Brighton.

The property does require refurbishment throughout and therefore is a great investment opportunity or a first-time purchase.

The property is being sold with a new 999-year lease and a share in the freehold.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | | 78 |
| England & Wales | | EU Directive 2002/91/EC | |