



Madeira Place, Brighton, BN2 1TN

Asking Price £485,000

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PLEASE NOTE: We do not, and have not had access to this property. We understand from the vendor that the property is occupied but there are no occupational agreements in place and that there has been a recent inspection by a building inspector instructed by the vendor. It is advised that you speak with your solicitor when considering this property.

We have only been able to externally inspect the front of the property and, in terms of the internal accommodation, we have had to make assumptions regarding the state of repair, taking into account the recent building surveyor's report. Accordingly a buyer should assume that the property needs extensive refurbishment.

The building is a mid-terrace, six storey bay fronted property. It has a separate street entrance to the lower ground floor and a balcony at 1st floor. The building is of brick construction with painted and rendered elevations and what appears to be single glazed sash style windows.

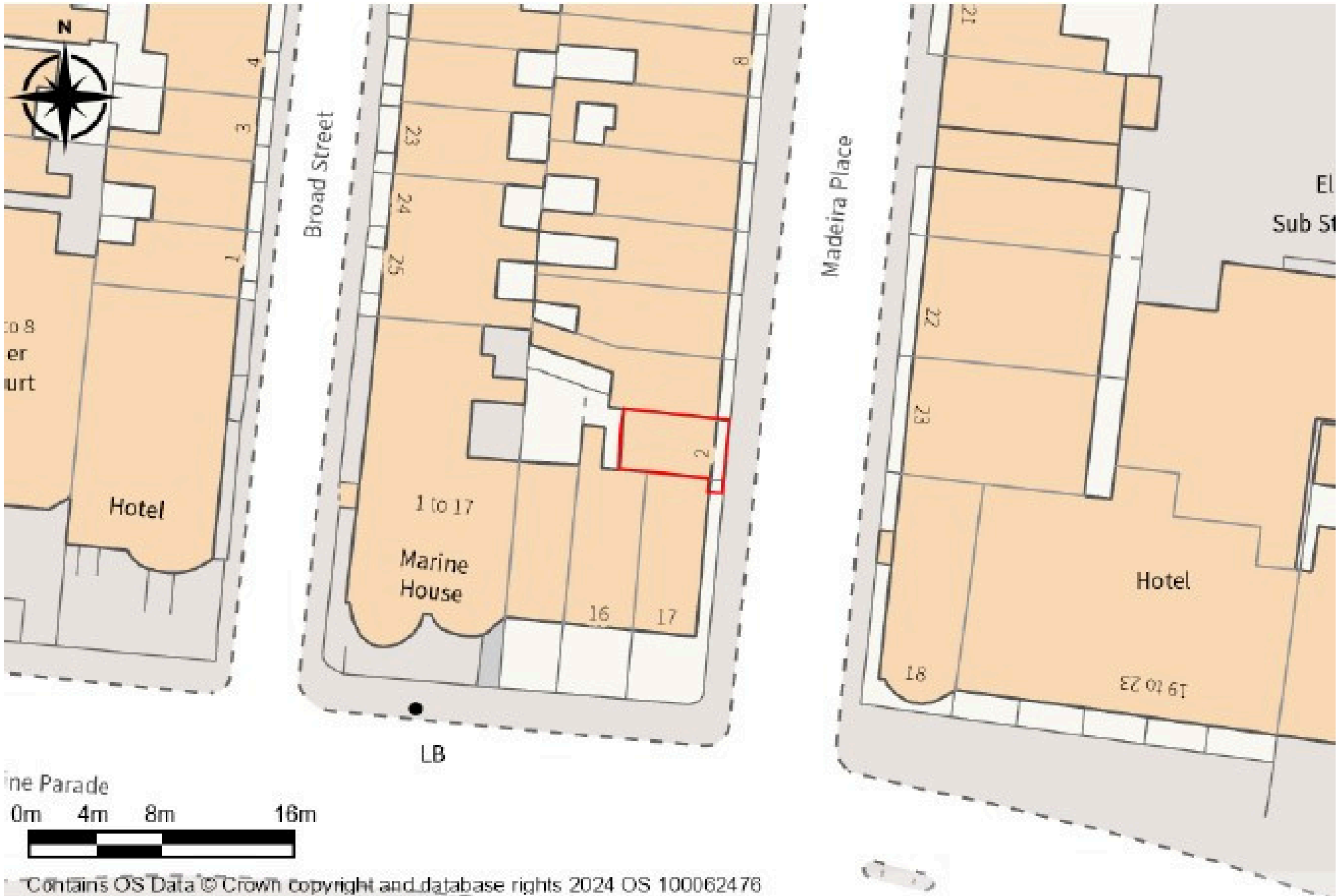
It is currently arranged with five bedrooms and a small enclosed courtyard to the rear. With the exception of the 1st floor balcony and small rear courtyard we have assumed that there are no other external parts nor parking associated with the property.

We understand from the vendor that the property is held on a freehold basis (Title Number: ESX204906) and we have assumed the freehold title to be good and marketable, free from any onerous restrictions, easements, payments or covenants. This however will need to be confirmed by a purchaser's legal representative.

The Ordnance Survey extract included in this listing shows our understanding of the extent of the property edged in red.

We understand that the property is occupied and that there are no occupational agreements in place.

The property is not listed but is situated in the 'East Cliff' Conservation Area.



ine Parade
0m 4m 8m 16m



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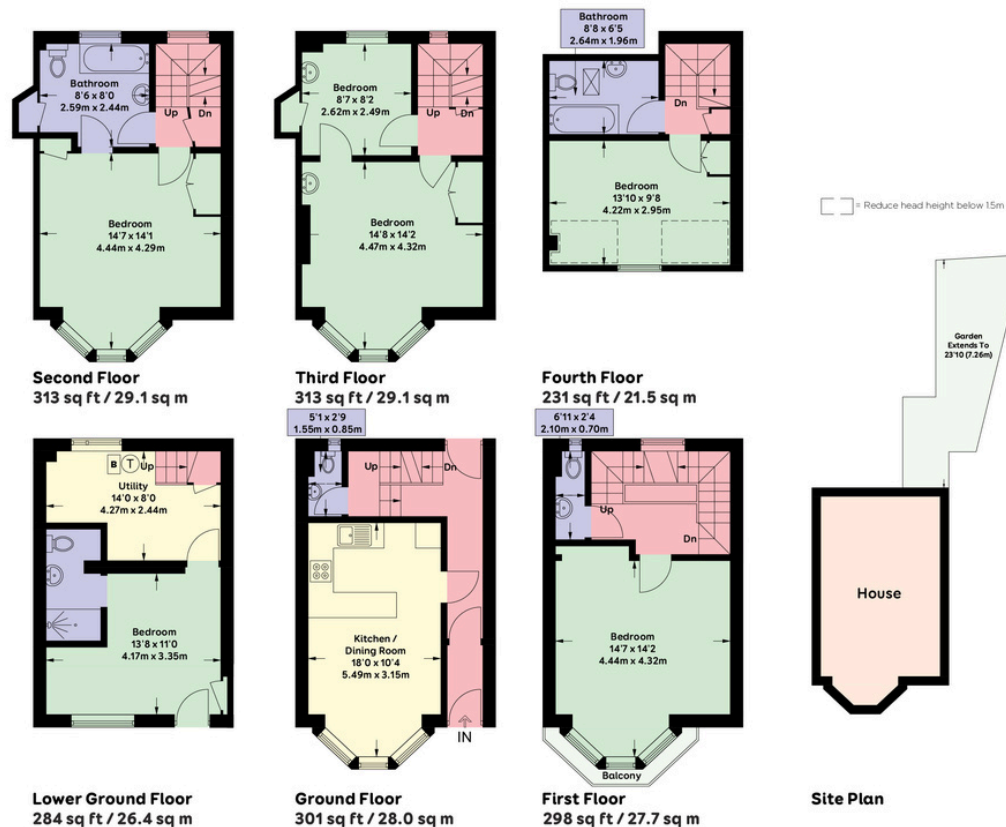
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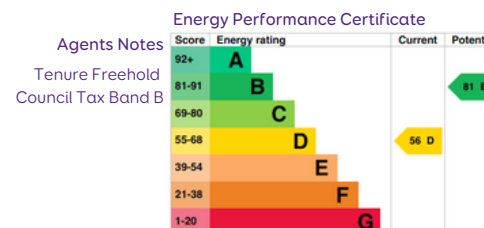
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USED AREA) = 1705 sqft / 158.5 sqm
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USED AREA) = 1740 sqft / 161.8 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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