



The Priory, Brighton, BN1 8QT
Asking Price £230,000

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A ground floor apartment in a purpose-built block on London Road, Brighton, offering an attractive investment with a guaranteed rental income.

An outstanding opportunity awaits discerning investors on a well-located property with immediate returns in the vibrant city of Brighton. This charming one-bedroom ground floor apartment forms part of a purpose-built block on the highly sought-after London Road, offering unparalleled convenience and access to the city's myriad amenities.

Upon entering, you are greeted by an entrance hall that leads to an open-plan living space, creating a bright and airy atmosphere perfect for modern living. This versatile area seamlessly integrates the lounge, dining, and kitchen zones, providing an ideal environment for relaxation and entertaining. The contemporary layout maximises space and natural light, ensuring a comfortable and inviting home.

The apartment features a well-proportioned bedroom, offering a peaceful retreat after a busy day. Adjacent to this, a stylishly appointed bathroom provides all necessary comforts. The property benefits from gas central heating, ensuring warmth and efficiency throughout the colder months, contributing to a comfortable living experience year-round.

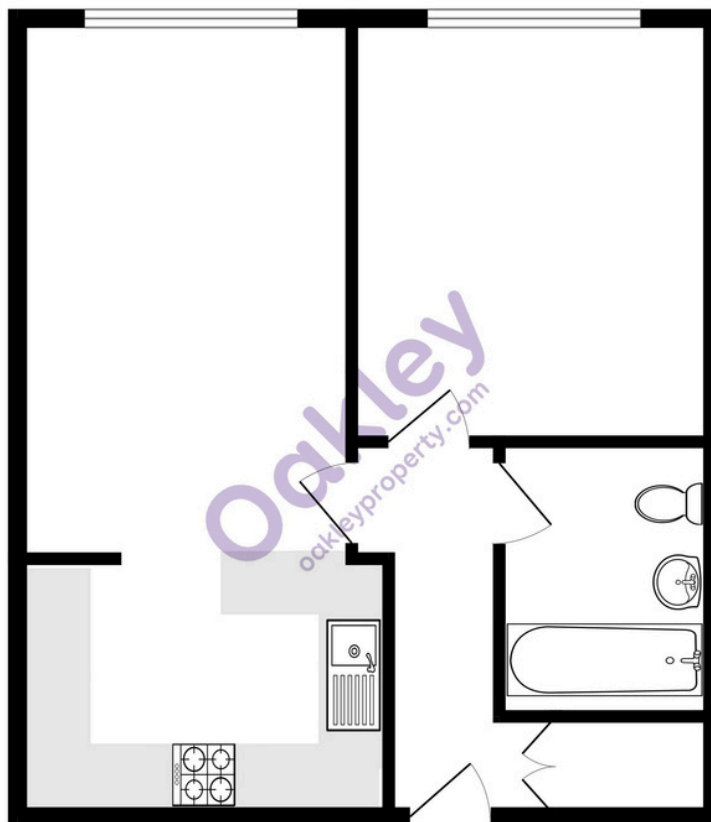
What sets this property apart is its unique investment proposition. This caretaker's flat is currently generating a substantial rental income of £15,380 per annum. Crucially, this income is contractually set to increase yearly in line with the Retail Price Index (RPI), offering a secure and growing return on investment. This makes it an incredibly attractive prospect for those looking to expand their property portfolio or secure a stable income stream from day one.

Location is paramount, and this apartment excels in that regard. Situated on London Road, residents benefit from excellent transport links, including access to Preston Park mainline train station, connecting you swiftly to London and beyond.

This property represents a robust investment opportunity in one of the UK's most desirable coastal cities. Whether you are an experienced investor seeking a reliable income-generating asset or a buyer looking for a purchase that offers financial security, this ground floor apartment on London Road is an unmissable prospect.



GROUND FLOOR



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Agents Notes
Tenure Leasehold
999 Year Lease Term From 2009
This Flat Does Not Pay Any Service Charge In Accordance With The Lease
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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