



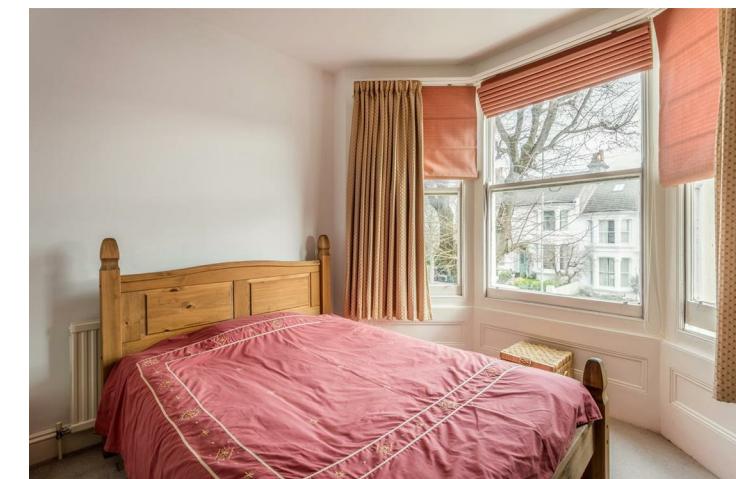
**FLAT 5, 35 BEACONSFIELD VILLAS  
BRIGHTON, BN1 6HA**

**GUIDE PRICE £230,000 - £250,000  
LEASEHOLD**

\*\*For Sale by Auction 16th July\*\* Guide Price £230,000 - £250,000. A 2 bedroom first floor flat being sold with vacant possession situated in a popular area of Brighton. The property benefits from gas central heating with a new combi boiler installed in March 2025 and a dual aspect with views over Brighton from the rear rooms. The property is well situated 0.6 miles to the popular pubs and cafes at Preston Circus and 0.3 miles to Preston Park. Buyers are advised to review the legal pack prior to bidding.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





### 35 Beaconsfield Villas

Approximate Gross Internal Area = 45.2 sq m / 486 sq ft

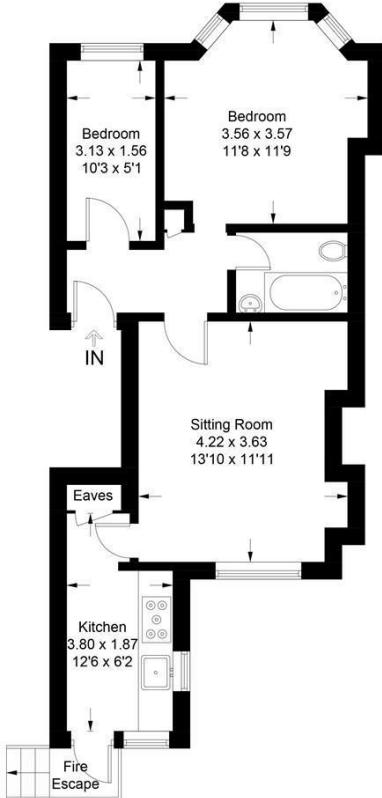
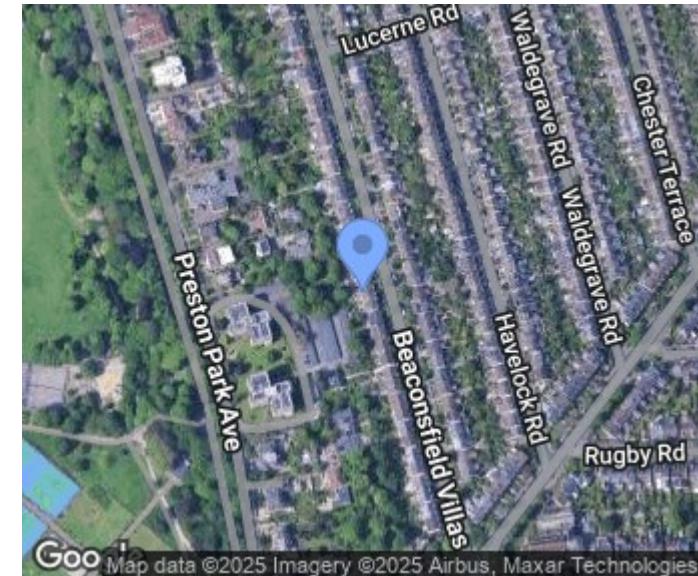


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1178536)



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

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/tenants are advised to recheck the measurements

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