



FOR SALE / TO LET

Crown House
Crown Road, Brighton, Portslade, BN41 1SH



Key Features

- For Sale or To Let
- Attractive historic detached building
- Arranged over ground, first and second floors
- Comprising a mix of open plan and cellularised workspace
- On-site parking for up to 8 vehicles
- Air conditioning
- Located close to the A270 road towards Brighton and Worthing

Location & Situation

Nestled in the heart of Portslade, Crown House is ideally located on the corner of Crown Road and Abinger Road. The bustling thoroughfare of Trafalgar Road (A293) is a mere 100m away, providing easy access to both the A259 Coast Road and the A270 to Brighton and Worthing.

Surrounded by a vibrant mix of residential and commercial establishments, Crown House enjoys a prime position in a densely populated area. For those who rely on public transportation, Fishersgate Station is conveniently located just 250m away.

Location pin (what3words) : scenes.sleeps.inform
<https://what3words.com/scenes.sleeps.inform>





Description & Accommodation

Crown House is an impressive commercial office building that exudes character and charm. Originally constructed circa 1870 as a barn and stables, this historic structure boasts a solid foundation of flint and brick, along with a gabled slate roof.

Situated on a prominent corner, Crown House showcases a multitude of internal and external features, from high-end finishes to modern amenities, the ideal blend of classic and contemporary styles.

The property also benefits from the following:

- Strip Lighting
- Perimeter Data/Telecom & Power Sockets
- Internal Kitchen Area
- Carpeted Throughout
- Ground Floor & 2nd Floor Air Conditioning
- Male & Female WCs
- Shower Room Facility
- Double Glazed Timber Frame Windows
- 6-8 Parking Spots

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	904 sq ft	83.98 sq m
First	936 sq ft	86.96 sq m
Second	883 sq ft	82.03 sq m
Total	2,723 sq ft	252.98 sq m





Rateable Value

Rateable Value 2023: £51,950.

EPC

We understand the property to have an EPC rating of B (28).

Planning

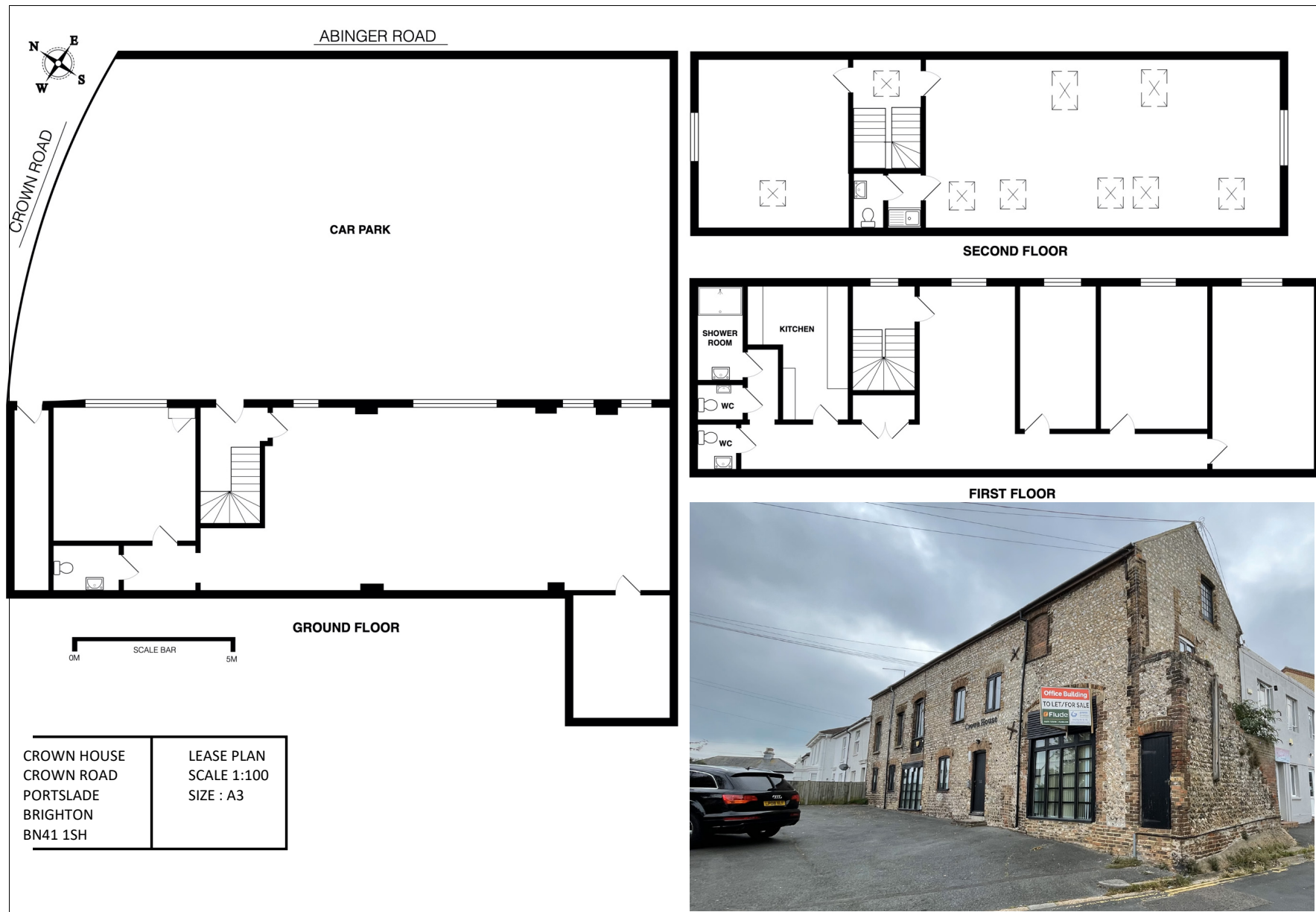
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only





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Tenure

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Terms

For sale with vacant possession with offers invited in the region of £675,000 (six hundred and seventy five thousand pounds).

The property is available to let by way of a new FRI lease for a term to be agreed, and at a guide rental of £16 psf.

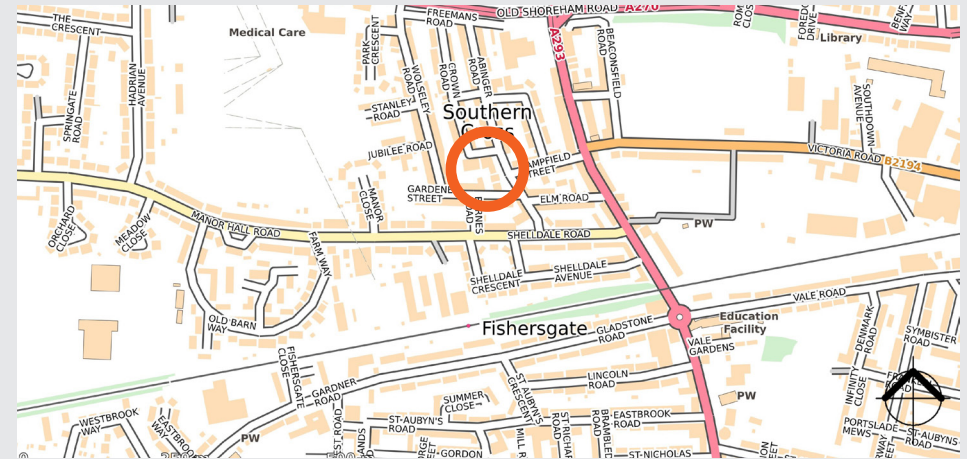
Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

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