



FOR SALE

**3 Broad Street
Brighton, BN2 1TJ**



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Key Features

- Ideal investors opportunity
- Located just off seafront and close to city centre
- Currently operating as Air B&B but operated from overseas
- Configured as 3 flats
- Six story period townhouse property
- Freehold - £875,000



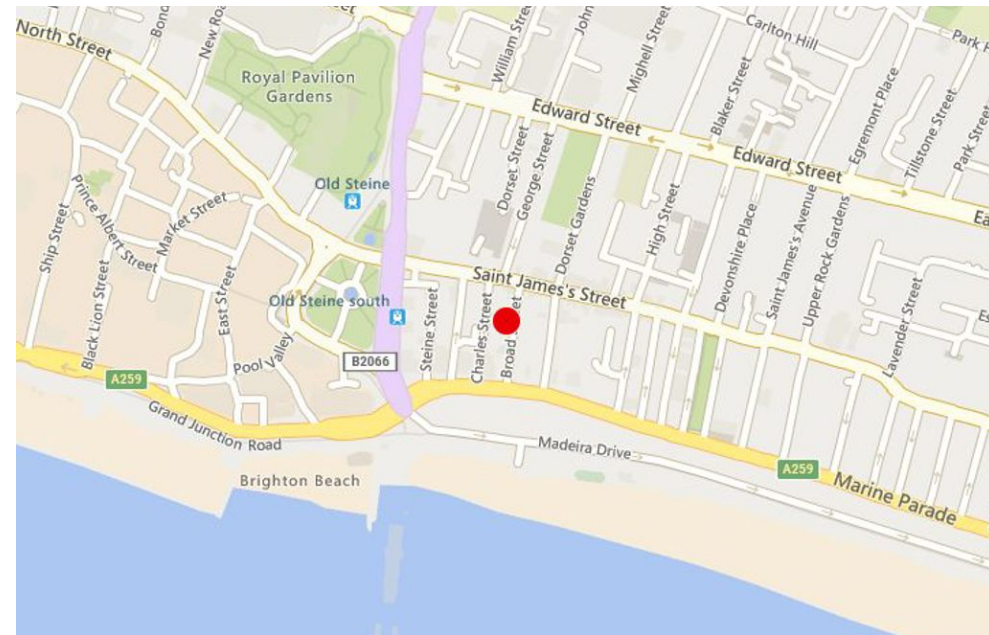


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Location & Situation

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.

The Property is located just off the seafront close to the iconic Palace Pier and Soho House Members Club.





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Description & Accommodation

Floor plan available on request.

Flat A - Comprises of a one bedroom studio flat.

Flat B - Comprises of a one bedroom studio flat.

Flat C - Comprises of a 5 bedroom flat arranged over 3 floors with 2 bathrooms, a lounge and a kitchen with a private patio garden.

Area	Sq M	Sq Ft
Flat A	32	344.45
Flat B	26	279.86
Flat C	136	1,463.9
Total	194	2,088.22





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Rateable Value

Council Tax Band D

EPC

We understand the property has EPC ratings of:

Flat A - D (expiry date - 27-02-2031).

Flat B - D (expiry date - 27-02-2031).

Flat C - D (expiry date - 27-02-2031).

Planning

We understand the property is a residential dwelling with C3 use class but recommend interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Terms

Offers in the region of £875,000

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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07786 234006

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

2 October 2026

