



**FOR SALE / TO LET**

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





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## 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
<b>Total</b>	<b>2,723 sq ft</b>	<b>252.98 sq m</b>







## 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

For Sale / To Let

## 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.

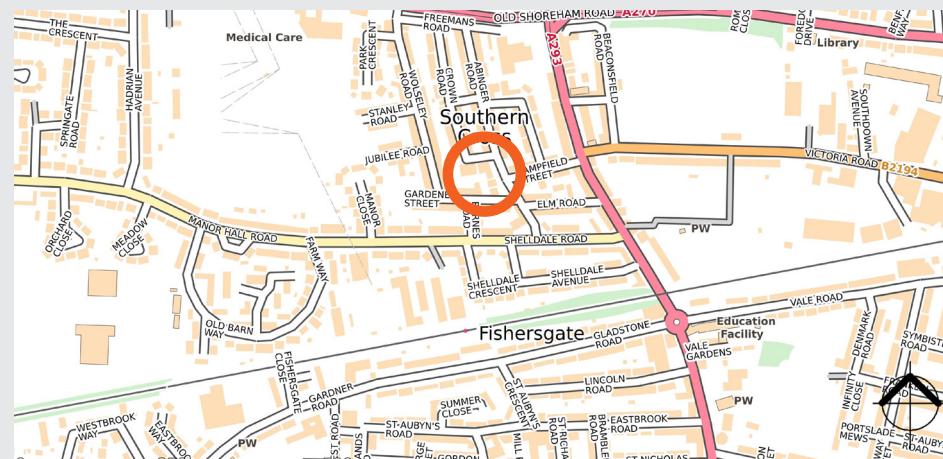
## Legal Fees & VAT

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

Please contact the joint agents Flude Property Consultants:

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