



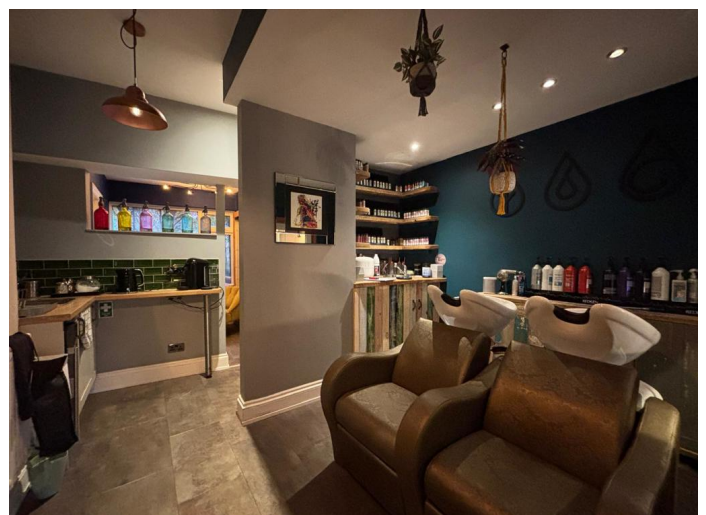
132 Ditchling Road  
Brighton, East Sussex, BN1 4SG

**FOR SALE**

## Freehold Investment

### Key Features:

- Investment opportunity
- Self contained access
- Easy access to central Brighton and outer areas
- Freehold £95,000
- Viewings by appointment only





132 Ditchling Road  
Brighton, East Sussex, BN1 4SG

## Location

The property is located on Ditchling Road on the outskirts of Brighton City Centre, The property has easy access to London Road Via the A23 and A270.

Brighton city centre is a 10 minute walk away, whilst London Road station and Brighton station are both within easy walking distance. The A23 London Road links approximately 3 miles to the north with the A27 Brighton bypass which in turn provides easy access to the A23/M23 and the national motorway network beyond.

## Description

The property is arranged over a two storey end of terrace building. There is a shop on the ground floor which comprises of a main sales area, kitchen and WC and currently trading as a hair salon.

There is a self contained access to a three bedroom maisonette with accommodation over ground and first floor.

## Accommodation

The commercial element has the following approximate Net internal areas:

Area	Sq Ft	Sq M
Ground Floor Shop	328	30.47
Total	328	30.47

## EPC

We understand the property has an EPC rating of B-48

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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

10 June 2026

## Planning

We understand that the ground floor premises benefits from Class E 'Commercial Business and Service' on the ground floor and residential on the upper floors within the Use Classes Order 2020.

## Terms

Freehold for sale subject to the existing leases with a guide price of £95,000.

## Business Rates

Rateable Value (2026): £3,650

Maisonette: Council tax A

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

## AML

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com

