

# CD Clifford Dann

chartered surveyors and estate agents

**\*\*VERY RARE OPPORTUNITY\*\***  
**CITY CENTRE OFFICE BUILDING FOR**  
**SALE**  
**POTENTIAL FOR CONVERSION TO**  
**FLATS**  
**FREEHOLD WITH VACANT**  
**POSSESSION**



**4 Pavilion Parade, Brighton, East Sussex BN2 1RA**

Albion House, Albion Street, Lewes, East Sussex BN7 2NF  
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Commercial and Business Transfer Agents Valuers Auctioneers  
Planning & Development Advisers Building Surveyors Residential  
& Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

## LOCATION

Situated in a prominent position opposite the Royal Pavilion.

Brighton Station is 12 minutes walk, and the seafront is only some 5 minutes walk away. The Old Steine is well served by many bus services.

## DESCRIPTION

Constructed in the 18<sup>th</sup> Century, a substantial Georgian building currently used as offices, with excellent potential for residential use, including Lower Ground Floor and rear 2 storey addition.

The accommodation in this impressive and prominent Grade II Listed Building is arranged over six floors, to include attic and basement, with separate street access and enclosed courtyard to rear.

## ACCOMMODATION

The accommodation comprises:

### Rear Ground Floor:

Safe	2.65 x 5.06	8.34
Side passage	3.92 x 1.036 - partly used for access/storage	4.06
Rear room	3.93 x 3.65 plus 0.69 x 0.9	14.3 0.62
Front South	5.65 av x 2.39	13.5
Front North East	2.93 x 1.47	4.3
Front North West	2.58 x 3.89	10.03
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		55.15
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### Ground Floor:

Rear access, WC and hand basin, elec w/h	4.55 x 2.05	9.32
Rear room	4.07 x 3.45	14.08
Front Reception	4.7 x 3.22	15.13
Front room North	5.38 x 2.05	10.82
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		49.35
		-----

### First Floor:

Rear	4.08 x 3.23	13.7
Front South	4.72 x 3.23	15.24
Front North	2.8 x 4.78	9.49
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		38.35
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**Second Floor:**

Rear	4.15 x 3.53	14.64
Front North	5.08 x 2.17	11.02
Front South	4.82 x 3.23 plus cupboard 0.89 x 0.93	0.82
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		42.11
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**Third Floor:**

Rear	3.586 x 4m	15.00
Front	6.29 x 5.6	35.22

**Fourth Floor:**

Front		
Storage	5.34 x 4.23 max (sloping roof)	
	5.34 x 3.51 min 4.23	22.41
Rear	4.35 x 2.77	12.05
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		34.46
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**TOTAL:** **269.64m<sup>2</sup>**

= **2,901 sq ft**

**RATEABLE VALUE:**

**PRICE:** **£850,000**

**VIEWING:** Strictly by appointment with the above agents. Please contact **James Groves BSc MRIC** at our Lewes office on 01273 407920 or [jgroves@clifforddann.co.uk](mailto:jgroves@clifforddann.co.uk)

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