

**PROBATE SALE: SHOP & 3-BED MAISONETTE,  
BRIGHTON**

<https://palaceauctions.com>

York Place, Brighton  
and Hove, Brighton  
BN1 4GU, UK



Probate sale Brighton presents a rare opportunity to acquire a freehold mixed-use building on York Place at a substantial discount. The ground floor comprises a traditional retail unit (formerly a post office) benefitting from high footfall, while the first and second floors form a spacious three-bed maisonette with generous room proportions, sash windows, and period [...]

- house, mixed commercial and resi
- conversion opportunity, for sale off market, probate sale
- for sale off market



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## Category

**Off market property:** yes  
**House:** yes  
**Investment property:** yes  
**Commercial property:** no  
**Other Real estate:** yes

**Land with Development:** yes  
**HMO investment:** -  
**Hotels and apartment hotels:** no  
**Mixed commercial and Resi:** yes  
**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** • 24-hour notice required for viewings, • 3-bed maisonette (large rooms, • Convenient York Place address BN1 4GU – central Brighton location, • GDV £650000+ post-conversion of maisonette, • Undeveloped basement with potential conversion to residential (subject to planning consent), • Vacant possession on completion – ideal for owner-occupiers or investor/developers, Freehold shop with two-floor maisonette above, high ceilings) – currently laid out as one unit

