



Guide Price £1,250,000 - £1,350,000 Freehold

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Drury Lodge, Cranston Road East Grinstead RH19

 12  -  5  Y  Y  0.8 Miles



Moore & Partners

Guide Price £1.25m - £1.35m

This substantial Victorian detached building is located just 0.8 Miles from East Grinstead train station. Currently set up as a 12 room House of Multiple Occupation (HMO) with a current Fully Let Income of £100,080.00 P/A.

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Drury Lodge, Cranston Road, East Grinstead, Sussex. Drury Lodge provides twelve single or double rooms to rent, each with their own kitchen facilities and a bathroom shared with just one or two other tenants. This grand Victorian building is set in a spacious garden shared by the tenants and maintained by a gardener. It is exceptionally well located: East Grinstead town centre and the Queen Victoria Hospital are each within ten minutes' walk and East Grinstead station is within 15 minutes. East Grinstead is an attractive town in North Sussex with a wide range of shops, parks and other facilities. It is on the edge of beautiful open countryside but also a short drive to major locations such as Gatwick and Crawley.

It is rare that such an opportunity comes to the market. A fantastic, substantial and grand Victorian detached building is currently used as a House in Multiple Occupation (HMO). The current licence allows up to 20 people to live in the property at any one time. That said, the scope for development (STPP) in to a number of apartments is more than obvious too. A grand entrance hall and doorway is testament to the Victorian era this home was built in. Given the central location it is ideal for the town centre and mainline train station: it's no wonder it is normally fully occupied.

The ground floor is licensed for seven occupants. 'Room let 3' has the extra benefit of its own front door, separate lounge, kitchen, WC & double bedroom. The rooms are serviced by a shower room/utility area with WC and separate WC.

The first floor is licensed for seven people. Room let 6 being the largest, with plenty of character courtesy of the turret and a balcony which enjoys a pleasant outlook over the tree-bordered side garden. A shower room with toilet provide the services on this level.

Off the stairs to the second floor there are three shower rooms all with a W/C. On the second floor there are a further 3 room let's licensed for 6 people. Room let 10 has a kitchen/diner and a lounge/bedroom with turret, whilst Room let 12 has its own separate kitchen. A large attic space will be of great benefit too.

This is a unique opportunity to acquire a substantial investment property that is let.

Running Costs (per annum) Cleaning £3,600 Garden maintenance £1,000 Gas and electricity £5,400 Water and waste £2,000 Council Tax £3,550 Building insurance £1,700 Fire alarm (line, monitoring, servicing) £1,000 Gas safety test £250

TOTAL £18,500 Excludes costs of finance and building maintenance.



Room Details

Ground Floor

Communal Entrance

Inner Lobby

Let Room One 14'7" x 14'2" (4.45m x 4.32m)

Let Room Two 15'6" x 13'8" (4.72m x 4.17m)

Let Room Three

Lounge Area 13'0" x 9'7" (3.96m x 2.92m)

Kitchen Area 7'9" x 6'2" (2.36m x 1.88m)

Bedroom Area 13'0" x 10'1" (3.96m x 3.07m)

Inner Lobby & W/C

Let Room Four 13'9" x 11'7" (4.19m x 3.53m)

Shower Room / Laundry / W/C

Separate W/C

First Floor

Let Room Five 13'0" x 10'1" (3.96m x 3.07m)

Let Room Six 19'9" x 19'7" (6.02m x 5.97m)

Let Room Seven 17'1" x 14'0" (5.21m x 4.27m)

Let Room Eight 12'6" x 11'6" (3.81m x 3.51m)

Let Room Nine 14'1" x 11'8" (4.29m x 3.56m)

Shower Room & W/C

Second Floor

Let Room Ten

Kitchen/Diner Area 11'5" x 9'7" (3.48m x 2.92m)

Lounge/Bedroom Area 14'5" x 11'8" (4.39m x 3.56m)

Turret Area

Let Room Eleven 15'9" x 14'5" (4.80m x 4.39m)

Let Room Twelve 16'0" x 11'3" (4.88m x 3.43m)

Kitchen Area 8'8" x 6'4" (2.64m x 1.93m)

Three Shower Rooms with w/c's

Outside

Generous Gardens

Detached Outbuilding



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

