

Client: Mrs Elizabeth Hutton
 Address: 90-92 Elm Drive, Hove, BN3 7JL
 Project: Proposed Block, Ground and First Floor Plans and Proposed Elevations
 Date: 3 March 24
 Scale: As Shown @ A1
 Drawn by: [Signature]
 Checked by: [Signature]
 ABIR architects

Guide price £775,000 Freehold



90-92 Elm Drive, Hove, BN3 7JL

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DEVELOPMENT OPPORTUNITY BH2024/00797

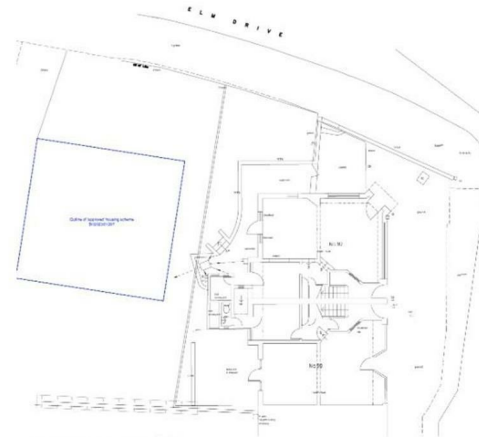
A FANTASTIC OPPORTUNITY to acquire a FREEHOLD PROPERTY consisting of TWO VACANT SHOPS which are in need of some improvement and TWO GOOD SIZED 2 BEDROOM FLATS ABOVE (the flats are currently tenanted). The property forms part of a parade of shops and flats within a popular residential area, close to bus routes into Brighton and Hove City Centres, with local schools and further shops nearby in Hangleton Road.

PLANNING PERMISSION HAS BEEN GRANTED to convert two shop units into 2 x one bedroom self-contained flats. Each ground floor flat is to have a courtyard garden with an additional communal garden for the upper floor flats, plus bike and bin stores for all. The self-contained one bedroom flats subject to this approved application provide the following accommodation:

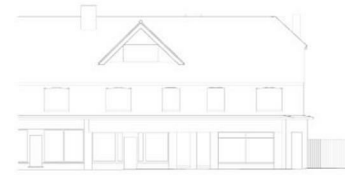
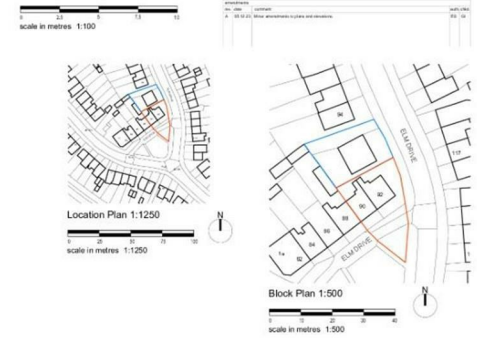
No.90: Bedroom/Living/Kitchen and Dining/Shower room 50m²
No.92: Bedroom/Living/Kitchen and Dining/Shower room 50m²

<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SAYROXDMKRM00>

Contact Maslen Land & New Homes Department for further information or to arrange a viewing.



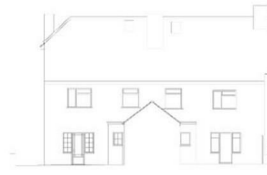
Ground Floor Plan 1:100



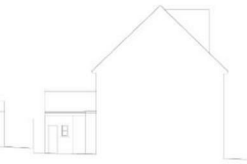
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Part Side Elevation 1:100

| | | | | | |
|------------|----------------------------------|-------------|--------------|---------|----------------------------------|
| Client | Mrs Elizabeth Hatton | Project Ref | 0609 EXG 100 | Version | A |
| Address | 90-92 Elm Drive Hove, BN3 7JL | Property | Existing | Survey | Ground Floor Plan and Elevations |
| Drawn by | M.S.B | Date | Dec 23 | Scale | 1:100 @ A1 |
| Checked by | M.S.B | Drawn by | M.S.B | Scale | 1:100 @ A1 |

ABIR architects



SHOP 90

uPVC windows and door leading to:

SHOP AREA: Solid floor, internal leaded light stained glass window, door to:

INNER HALLWAY: Cupboards under stairs, door to flat, door to:

ROOM; Window to rear, door to:

LOBBY: Door to:

CLOAKROOM with WC and wash hand basin, window.

Energy Rating: B48

From the lobby area there is access to shop space 92.

FLAT 90a

Wooden front door leading to:

HALLWAY: Door to shop, radiator. Stairs to flat.

FIRST FLOOR LANDING: Doors to rooms, stairs to second floor.

BATHROOM: Bath with shower attachment, shower curtain, low level WC, wash hand basin, ladder style heated towel rail, uPVC double glazed window with frosted glass, extractor unit, part tiled walls.

BEDROOM: uPVC double glazed window to rear, radiator.

LOUNGE: uPVC double glazed window to front, radiator.

KITCHEN: Range of kitchen units comprising wall and base units with worksurfaces over, stainless steel single drainer sink unit, space for washing machine, space for cooker, space for fridge/freezer, part tiled walls, radiator, uPVC double glazed window to front.

SECOND FLOOR LANDING: Skylight window.

BEDROOM: uPVC double glazed window to front, radiator, built-in cupboard housing gas boiler, hatch to loft space.

Energy Rating: E49

SHOP 92

Door (which is currently boarded up) leading to shop space. Door to outside with window to side, understairs cupboards.

Energy Rating: C60

FLAT 92a

Wooden door leading to

HALLWAY: Radiator, electric fuses. Stairs to:

FIRST FLOOR LANDING: Doors to rooms, stairs to second floor.

BATHROOM: Bath with shower curtain and shower attachment, wash hand basin, low level WC. Part tiled walls, wall mounted boiler, radiator, uPVC double glazed window with frosted glass.

BEDROOM: Radiator, 2 x uPVC double glazed windows to side and rear.

LOUNGE: Radiator, 2 x uPVC double glazed windows to front.

KITCHEN: Range of wall & base units with worksurfaces over, stainless steel single drainer sink unit, built-in oven & hob, space for washing machine, space for fridge/freezer. Part tiled walls, wall mounted extractor unit, uPVC double glazed window to front.

SECOND FLOOR LANDING: Skylight window, built-in storage cupboard.

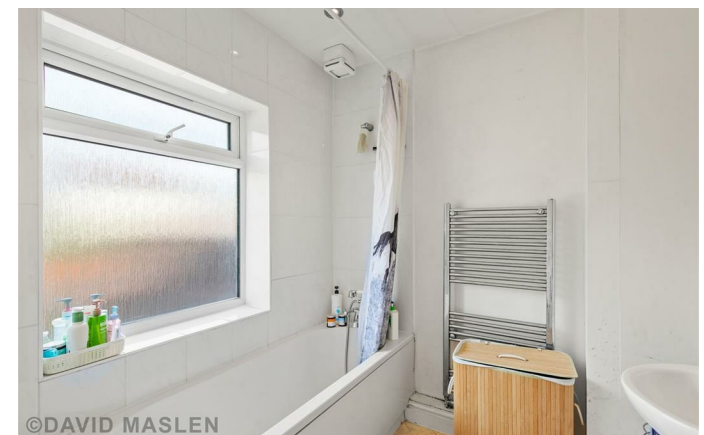
BEDROOM: 2 x uPVC double glazed windows, 2 x built-in storage cupboards.

Energy Rating: E47

Note:

The tenants are currently on a 'Periodic Tenancy' and the rents achieved are £1,050 and £1,000 PCM

V6



WHAT THE OWNER SAYS:

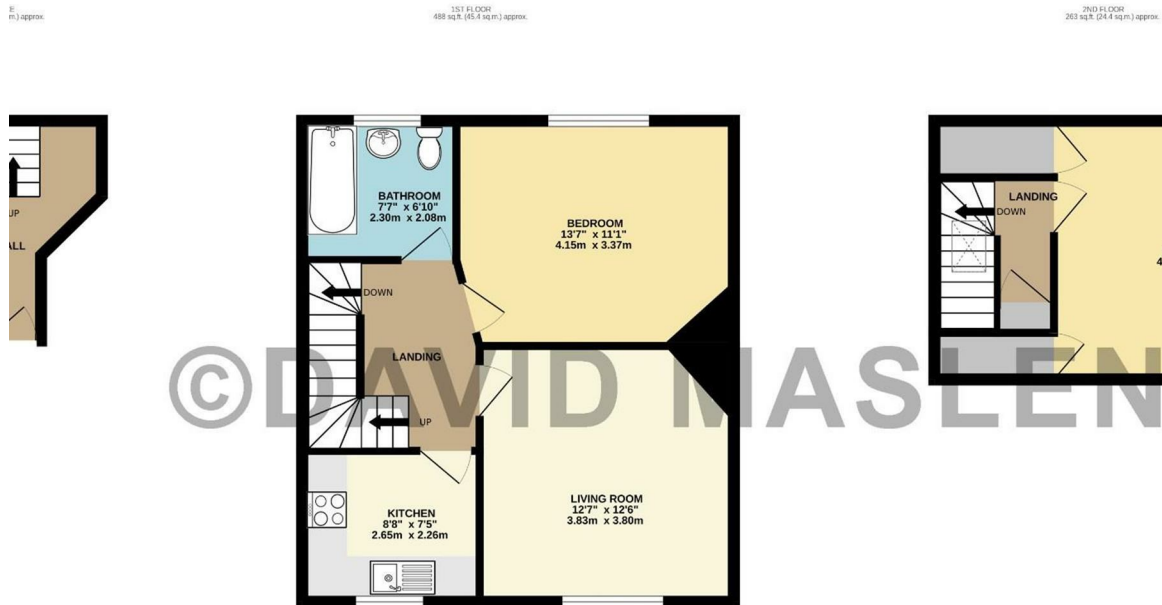
"The two flats have been very popular with renters during the 20 or so years I have been letting them. The feedback from tenants, in addition to being keen on the location, has been very positive about the spaciousness of the flats. When the communal garden and stores are built the existing flats will then have the benefit of some outside space."



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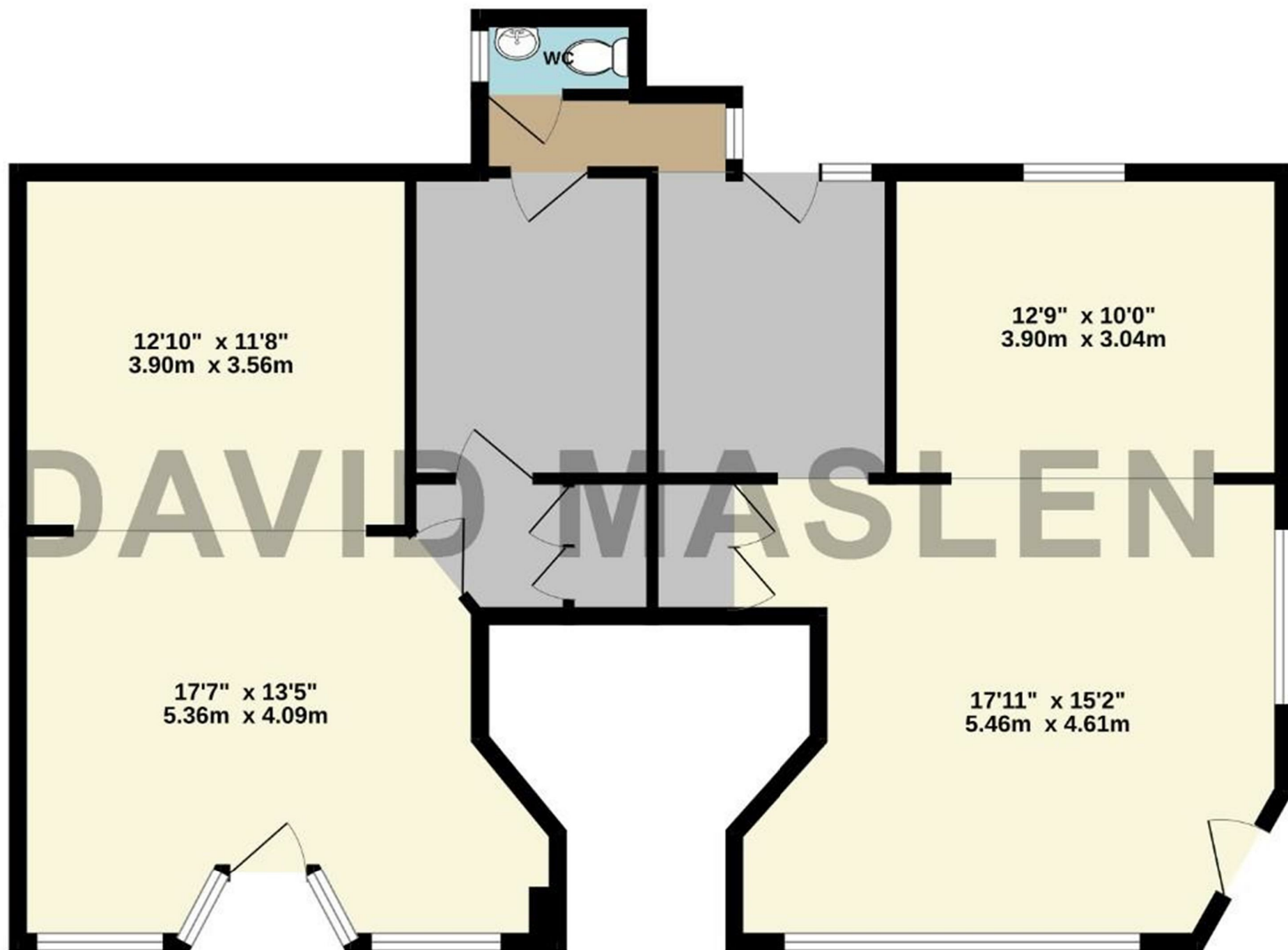


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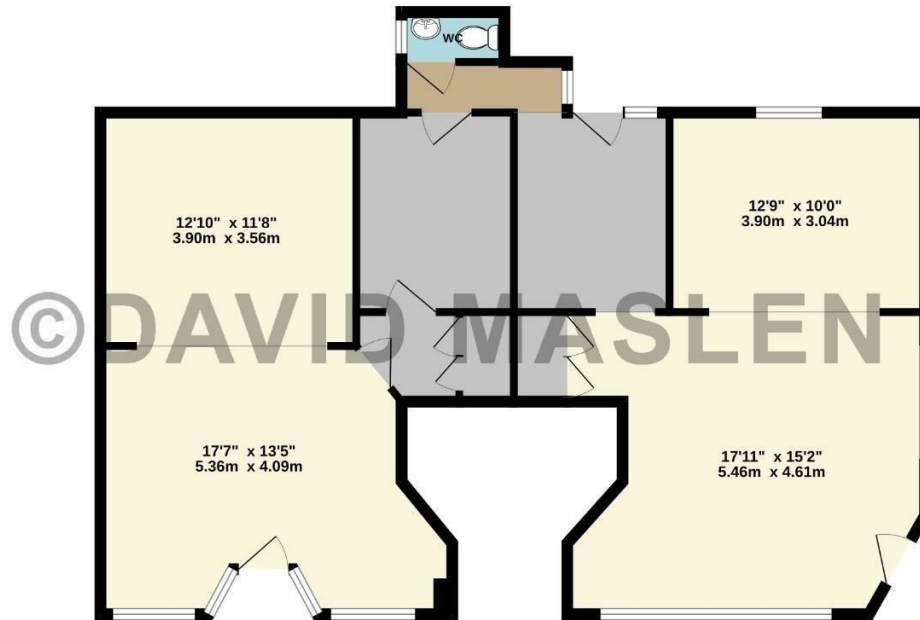


TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.3 sq.m.) approx.
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IMPORTANT

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