



Dorset Gardens, Brighton, BN2  
Offers In Excess Of £725,000

**ASTON**  
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Sales and Lettings

## INTRODUCING

# Dorset Gardens, BN2

Investment opportunity to acquire freehold and five self-contained apartments

An interesting opportunity to acquire an ongoing investment with entire freehold in central Kemptown, just minutes from the sea, the Lanes and easy transport links to the universities, Sussex County Hospital and Brighton station.

The property comprises 5 self-contained apartments generating approximately £55,000 per annum with a significant projected uplift to around £60,000 per annum.

Taking control of the freehold gives you autonomy over the running of the building as well as additional related income.

Total area of the units is 177 sq m / 1903 sq ft. All units are secured with assured shorthold tenancies with some due for renewal at higher monthly rates.

Current Gross Yield: 7.46%

Annual Rental Income: £54,108

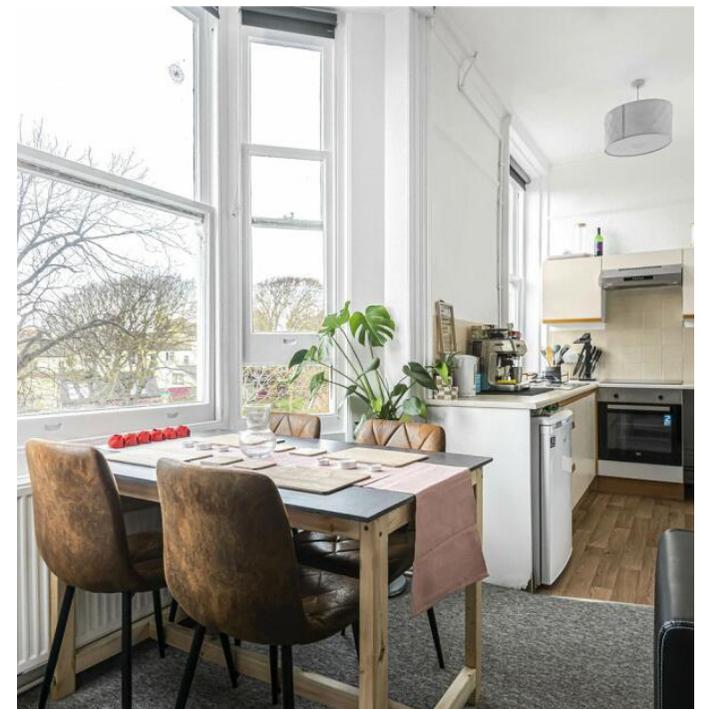
Projected Gross Yield: 8.27%

Projected Annual Income: £60,000

- Currently generating 7.46% yield
- Freehold of the building
- Total Area of all Units 1903 sq ft
- Five self contained apartments
- Projected 8.27% Rental Yield
- Central Location Close to Brighton Station

With a pedestrian plaza being constructed at one end of the lane and vibrant St James's Street at the other, now is the time to buy this investment property.

There are two studio apartments on each floor and a large one bedroom flat with fantastic views on the top floor.





## LOCATION GUIDE

### Good to Know

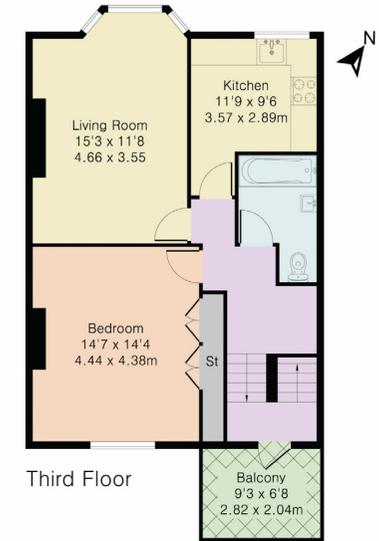
Shops: St James's Street 1 minute, Georgian Lanes a 5- minute walk

Train Station: 10 minutes by bus

Seafront or Park: Seafront 2 minutes, Dorset Gardens 1 minute

Rented by both professionals and students this spacious property is in a sought- after location within moments of fashionable shopping, restaurants, clubs, cinemas, theatres- and the beach. Convenient for the courts, police station, Amex and the hospitals as well as Art Colleges and universities, it is well served for parks and gardens which provide cool green spaces but also host events in our legendary city festivals. Close to the famous cultural heart of our warm and inclusive city, the whole of Brighton & Hove is easy to reach on foot, by bus or by car and if you need swift access to the airports or London, the station is a 15 minute walk- or 5 by cab.

Approximate Gross Internal Area 657 sq ft – 61 sq m



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.

Approximate Gross Internal Area 289 sq ft – 27 sq m



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Approximate Gross Internal Area 334 sq ft – 31 sq m



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