



**hamlyn
smith**


Waterloo Street, Hove, BN3 1AN

£1,250,000

hamlyn smith.

 7 Bedrooms

 3 Receptions

 7 Bathrooms

****Guide price £1,250,000 - £1,350,000****
Entire freehold property, currently arranged as a four-storey maisonette with a self-contained lower ground floor flat, in the Brunswick Town Conservation area. Moments from the seafront and close to all of central Hove's cafés, bars and independent shops.

- Freehold
- Excellent investment opportunity
- Self contained basement apartment
- Combined income of £7200pcm
- Seven double bedrooms
- Seven bathrooms








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 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

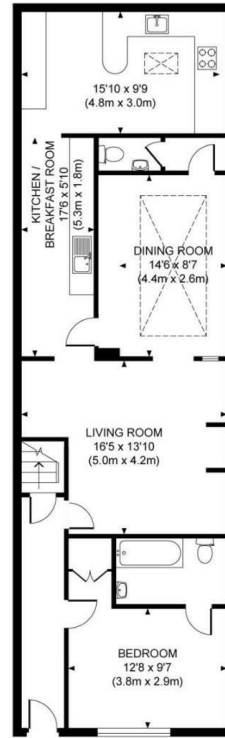
 hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to present for sale this substantial property arranged over five floors, in the heart of Hove and moments from the beach. There are excellent transport links, with regular buses running along Western Road including a direct service to Brighton station which takes ten minutes.

The lower ground floor flat has its own private entrance. A double bedroom at the front of the property has an ensuite shower room. Continuing through to the back of the flat, extremely spacious accommodation includes a large living room that opens to a conservatory arranged as a dining room. There is also a good-sized kitchen and a utility room.

Upstairs the maisonette has its front door on the raised ground floor. The impressive living room is on the first floor, with high ceilings and a bay window with floor-to-ceiling sashes. A grand fireplace has a marble surround, and there are wooden floors and two vertical column radiators. An opening through to the kitchen is surrounded by wood panelling. The kitchen itself is another spacious room with extensive kitchen units and space for a dishwasher, space for a fridge and a freezer. There is a Bosch electric fan oven and a gas hob. Also on this floor is a large utility/storage room with a hand basin. The bedrooms are arranged two per floor on the remaining levels, with two double bedrooms on the raised ground floor which share a shower room with a utility area and space for two washing machines; two doubles with ensuites on the second floor and another two doubles with ensuites on the top floor.

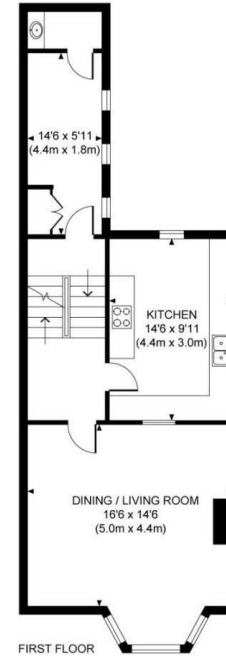
Rental Income
 Maisonette - £5,600pcm.
 Basement - £1,750pcm
 Total Monthly - £7,350pcm
 Bills - £1,150 per month. Concessionary cleaner at £200 per month.



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Approximate Gross Internal Area
 3229 sq ft / 300.0 sq m

