

Westbourne

Hove

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About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide £800,000 to £825,000

CASH BUYERS ONLY

A very rare opportunity to be able to purchase this residential freehold part possession investment comprising of 3 self contained with significant future uplift potential, rarely available in today's market.

Schedule of Tenancies

2 Bedroom Ground Floor Flat with private west facing rear garden let to an Assured Shorthold Tenant at a passing rent of £1,025 pcm (£12,300 per annum)

First Floor Flat let to an Assured Shorthold Tenant at a passing rent of £1,000 pcm (£12,000 per annum)

Second (Top) Floor Flat let to a Statutory Tenant protected under the 1977 Rent Act at a passing registered rent of £855 pcm (£10,260 per annum) last registered on 3 August 2021 with the next increase able to be applied for from 3 May 2023

Total passing rent is £34,560 per annum however and as mentioned above, the rent in respect of the top floor flat is able to be applied for increase from 3 May 2023 whilst in the opinion of the auctioneers, the rent received in respect of the ground floor flat and the first floor flat are significantly under market value.

As a note of interest, we understand the property has been owned by the same family of the past 102 years.

Westbourne Villas Hove

£825,000



null

BEDROOM

null

RECEPTION

null

BATHROOM





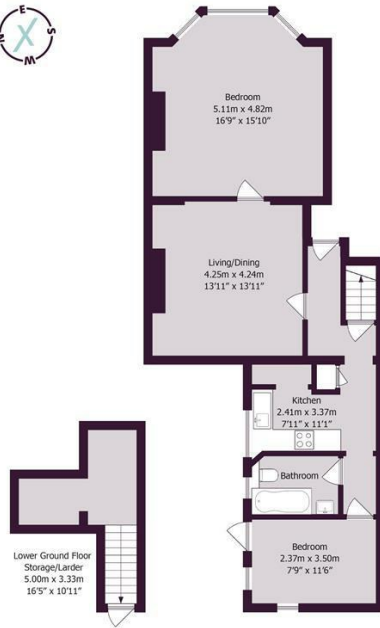


What the owner says



SCAN HERE TO OFFER ON THIS PROPERTY





Ground & Lower Ground Floor Flat
Approximate gross internal floor area
80.5 sq m/ 867 sq ft.



First Floor Flat
Approximate gross internal floor area
65.4 sq m/ 704 sq ft.



Second Floor Flat
Approximate gross internal floor area
77.4 sq m/ 833 sq ft.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	