

LET PROPERTY PACK

INVESTMENT INFORMATION

Welbeck Court, Pelham
Road, Seaford, BN25

219580523

 www.letproperty.co.uk





Property Description

Our latest listing is in Welbeck Court, Pelham Road, Seaford, BN25

Get instant cash flow of **£1,050** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Welbeck Court, Pelham
Road, Seaford, BN25

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Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Spacious Lounge

Factor Fees: £0.00

Ground Rent: Leasehold

Lease Length: 955 years

Current Rent: £1,050

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,050	£1,150
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Leasehold	
Letting Fees	£105.00	£115.00
Total Monthly Costs	£745.00	£755.00
Monthly Net Income	£305.00	£395.00
Annual Net Income	£3,660.00	£4,740.00
Net Return	5.86%	7.58%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,440.00**
Adjusted To

Net Return **3.90%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,740.00**
Adjusted To

Net Return **2.78%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £200,000.



£220,000

1 bedroom semi-detached house for sale

+ Add to report

St Crispians, Seaford, East Sussex

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Feb 2021 to 28 Jul 2021 (161 days) by David Jordan, Seaford



£175,000

1 bedroom flat for sale

+ Add to report

The Causeway, Seaford

CURRENTLY ADVERTISED

Marketed from 26 Jun 2025 by David Jordan, Seaford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

1 bedroom flat

Hortsley, BN25

NO LONGER ADVERTISED

Marketed from 6 Aug 2021 to 21 Oct 2021 (76 days) by Girlings Retirement Rentals, Bath

+ Add to report



£895 pcm

1 bedroom apartment

Welbeck Court, Pelham Road, BN25

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Apr 2025 to 6 Jun 2025 (42 days) by Premier Lets & Sales, Sussex Coast

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **YES**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **YES**



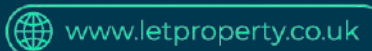
Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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BN25

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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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