



White Rock, Hastings, TN34 1JY By Auction £450,000 Freehold

For Sale By Auction on 26th February 2025

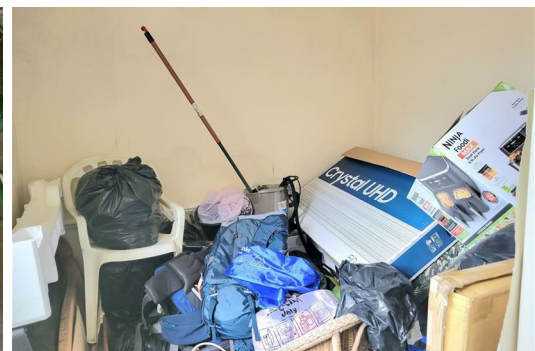
Auction Guide £450,000+

Unbroken freehold comprising of 4 self contained flats within this Grade II Listed Building all let out on Assured Shorthold Tenancy Agreements with enormous rental and capital value uplift available.

Lower Ground Floor 1 Bedroom with garden
Ground Floor 1 Bedroom with garden and south facing balcony overlooking the sea
First Floor Studio able to be easily adapted into a one bedroom flat
Second & Third Floor 2 bedroom Maisonette

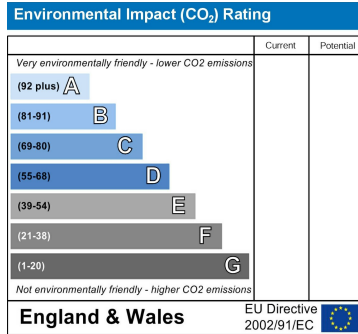
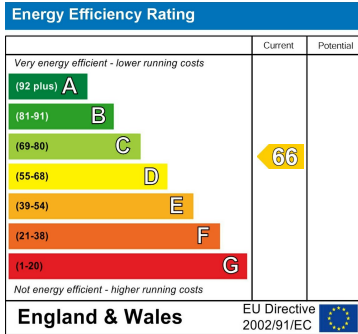
The current passing rent is £28,800 per annum however it is considered each flat is very underlet and this is able to be increased to an amount much closer to £39,000 per annum whilst the building offers significant future capital uplift and includes a 15% break up discount.

In addition, if each flat were to be updated there is the potential to increase the rent even further to £45,000 per annum at a yield of 8% whilst in turn this would also increase the capital and break up value to an amount in the





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V390 Ltd 2024 | www.houseviz.com



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent