

**RARE OPPORTUNITY TO PURCHASE AN ENTIRE
DETACHED PERIOD LISTED VILLA IN CENTRAL HOVE
EXCELLENT OPPORTUNITY TO CONVERT TO A PRIVATE RESIDENCE OR
FLATS (STP) GIA - 656 SQ M (7,061 SQ FT)**

BEST OFFERS
to be submitted by
midday 4 Sept 2026



FOR SALE / TO LET

**14 Eaton Gardens
Hove BN3 3TP**



14 Eaton Gardens
Hove BN3 3TP

Key Features

- Attractive listed Victorian period detached building
- Located in the Willett Estate Conservation Area in central Hove
- Close proximity to Hove Station & Hove Lawns
- Many original features
- Off road parking
- Large rear garden
- Last used as a House in Multiple Occupation (HMO)
- Potential for various other uses (stp)
- Virtual Tour  Matterport®
- Video Link - <https://youtu.be/QVoCCVifVlo>
- **Best offers to be submitted by midday 4th September 2026. Further information at the end of these details.**

Location

The property is situated on the east side of Eaton Gardens approximately 100 metres south of its junction with Cromwell Road. Eaton Gardens is a prestigious, tree-lined and predominantly residential road in central Hove with many period buildings. Hove station is 350 metres to the north west, the Sussex County Cricket Ground 350 metres to the east, Church Road – the main retail and restaurant area of Hove - 550 metres to the south; and Hove Lawns and the seafront 950 metres to the south.

The Drive is 250 metres to the north east of the property from which access is gained to the A270 Old Shoreham Road and the A27 and the national road network. Gatwick airport is approximately 22 miles to the north.





14 Eaton Gardens
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Brighton City
Centre





Description

The building comprises a prominent and attractive late Victorian detached villa. It is set back from the road benefiting from an in and out drive and a large forecourt / parking area. The building retains many period features with rooms of grand proportions and an original, late Victorian, Water Closet.

Originally built as a private residence the property was subsequently converted and used as a care home until 2018 when planning consent was obtained for change of use to a House in Multiple Occupation (HMO). The property has been used as an HMO since then. It is arranged as 16 letting rooms with a mix of en suite and shared bathroom facilities and communal kitchen facilities.

The lower ground floor benefits from good natural light, direct garden access to the rear and self contained entrances to both the front and the rear of the property such that it is possible to self-contain this floor.

Accommodation

We have measured the approximate Gross Internal Area (GIA) as follows:

Floor	Sq Ft	Sq M
Lower Ground Floor	1,744	162.05
Ground Floor	1,764	163.84
First Floor	1,966	182.64
Second Floor	1,587	147.43
Total	7,061	655.95





EPC

E - 44 (expiring 1 Sept 2027)

Council Tax

Band G

Planning

The property is Grade II listed and was run as a care home until 2018.

Planning consent was granted for conversion of the property to a House in Multiple Occupation (HMO) in 2018 - ref BH2017/00201. The property has been used as an HMO since then.

Initial planning advice indicates that change of use to other forms of residential use are likely to be in line with planning policy. The property may also have potential for other non residential uses (subject to planning). Interested parties are advised to make their own planning enquiries.

Indicative schemes have been prepared showing options for the property to be converted to:

1. A self contained 3 bedroom annexe / granny flat to the lower ground floor and an 8 bedroom house to the ground, first and second floors.
2. A flat to each floor comprising 3 x 4 bed flats and 1 x 3 bed flat.
3. A 7 flat scheme comprising 3 x 1 bed flat, 3 x 2 bed flats & 1 x 3 bed flat.

A pre-application has been submitted for feedback from the planning authority for Option 1

Copies of plans, the Heritage Statement and initial planning advice are available on request.





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Terms

The property is available for sale with vacant possession.

Offers are to be submitted by midday on 4th September 2026.

Consideration may also be given to leasing the building.

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds.

Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Nick Martin
n.martin@flude.com
01273 727070

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.





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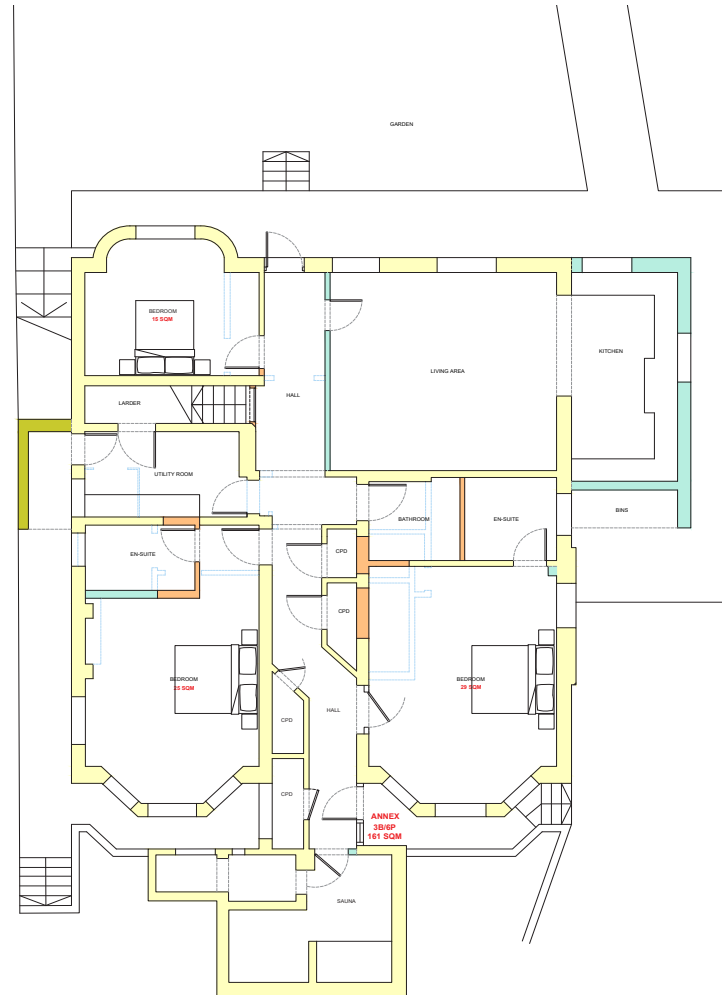




14 Eaton Gardens
Hove BN3 3TP

Plans showing potential conversion to a self contained flat / granny annexe to the lower ground floor and 8 bed house to the ground, first and second floors

Lower Ground



14 EATON GARDENS Hove

THIS IS A GRADE II LISTED BUILDING
HISTORIC ENGLAND LIST ENTRY: 1205411

KEY

- 1880's - Number 14 Eaton Gardens - William Willett
- Late Victorian / Early Edwardian Alterations
- 1960s Alterations / Side Extension Addition - Conversion to Nursing Home
- Proposed Internal Alterations
- Proposed Demolitions

EDWSArchitects



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■ info@edwsarchitects.co.uk ■ www.edwsarchitects.co.uk

J O B	CHARGED
14 Eaton Gardens Hove BN3 3TP	LAB
	DRAWN
	ES
CLIENT	DATE
Mr J Garland	28.04.17
	SCALE
	1:50 @ A1
DRAWING	REVISION
Lower Ground Floor Plan Proposed	
	NUMBER
	141756/020

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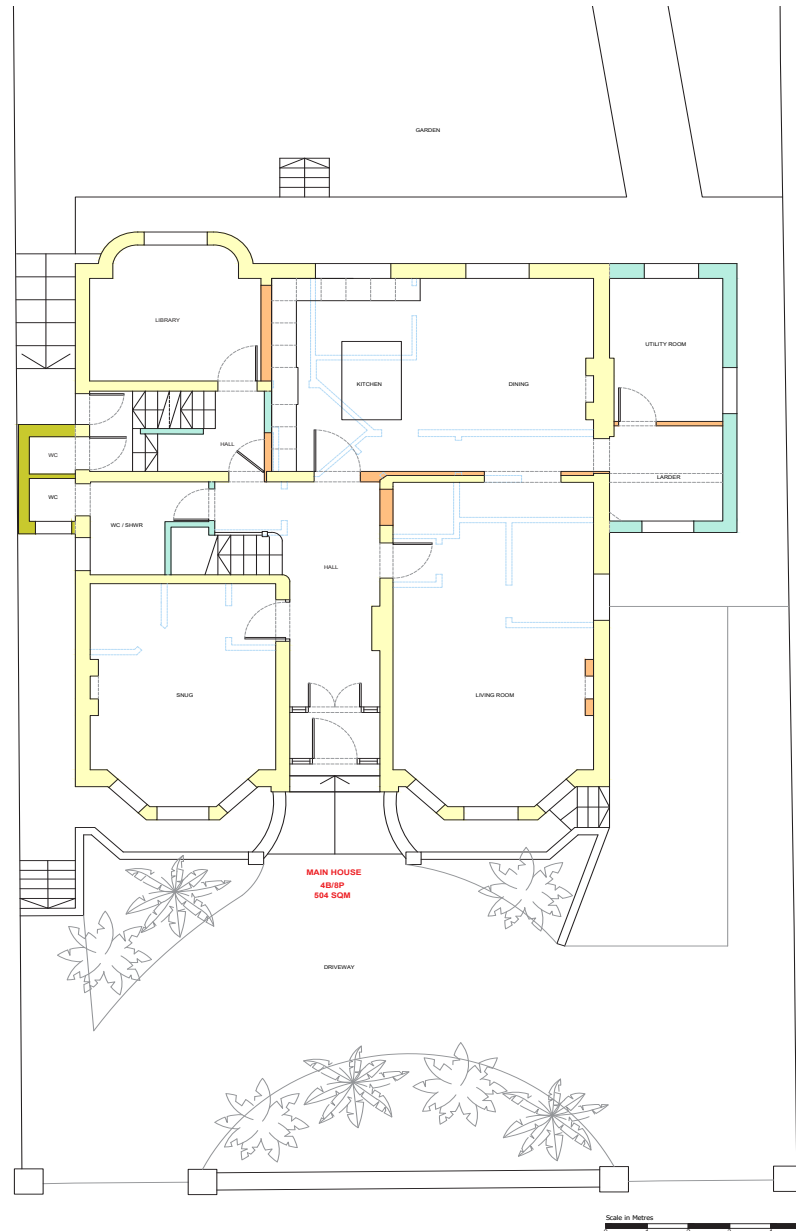




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Ground



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- Proposed Demolitions

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J O B	CHECKED
14 Eaton Gardens Hove BN3 3TP	REA
CLIENT	DATE
Mr J Garland	26.04.17
	SCALE
	1:50 @ A1
DRAWING	REVISION
Ground Floor Plan Proposed	
	NUMBER
	741750/001

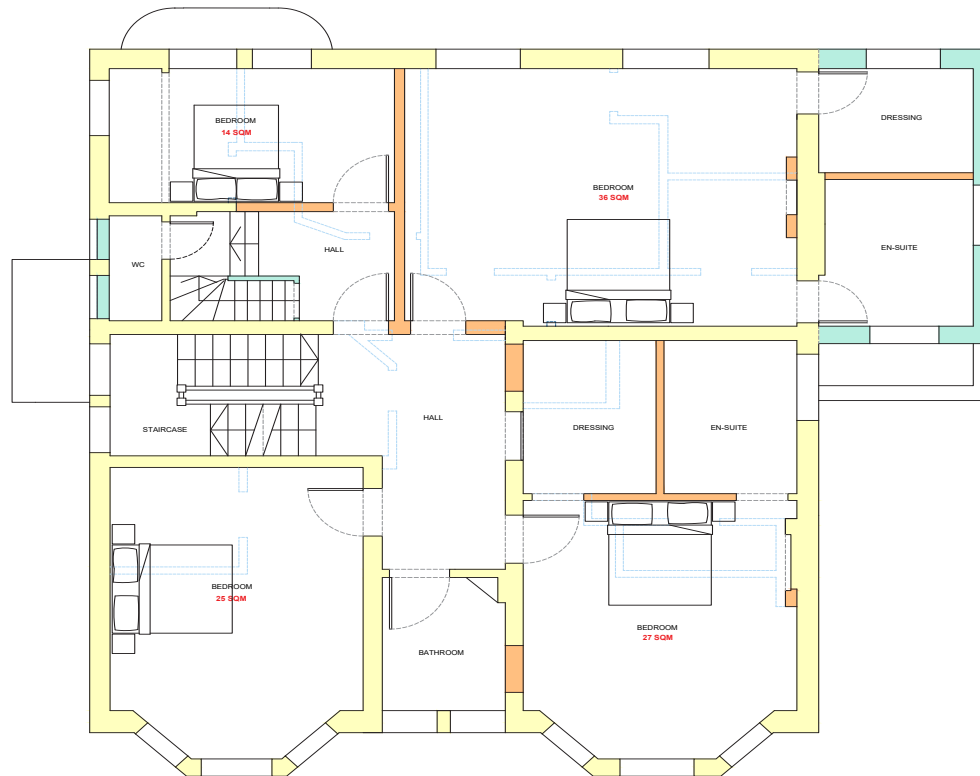
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Plans showing potential conversion to a self contained flat / granny annexe to the lower ground floor and 8 bed house to the ground, first and second floors

First Floor



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J D B	05/04/20
14 Eaton Gardens Hove BN3 3TP	USA
	08/04/20
	ES
CLIENT Mr J Garland	DATE 28.04.17
	SCALE 1:50 @ A1
DRAWING First Floor Plan Proposed	REVISION -
	NUMBER 7417050022

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Scale in Metres

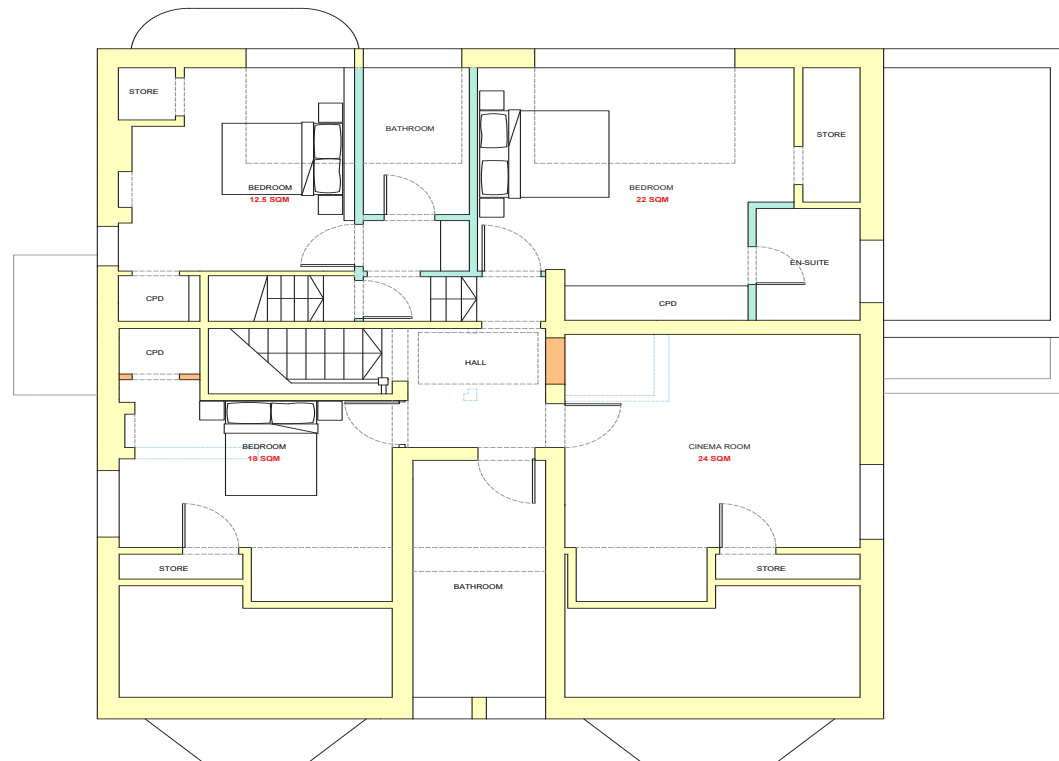




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Plans showing potential conversion to a self contained flat / granny annexe to the lower ground floor and 8 bed house to the ground, first and second floors

Second Floor



14 EATON GARDENS
Hove
THIS IS A GRADE II LISTED BUILDING
HISTORIC ENGLAND LIST ENTRY: 1205411

KEY

- 1850s - Number 14 Eaton Gardens - William Willett
- Late Victorian / Early Edwardian Alterations
- 1950s Alterations / Side Extension Addition - Conversion to Nursing Home
- Proposed Internal Alterations
- Proposed Demolitions

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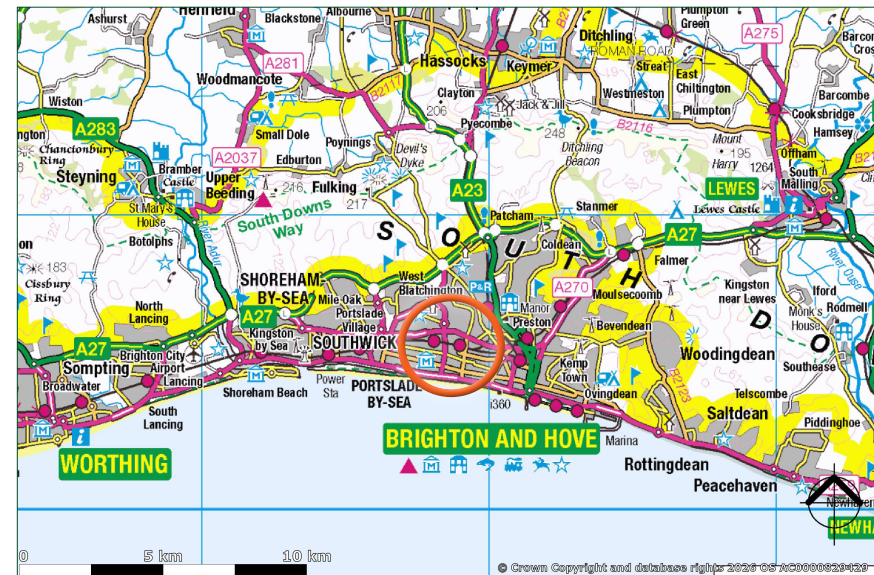
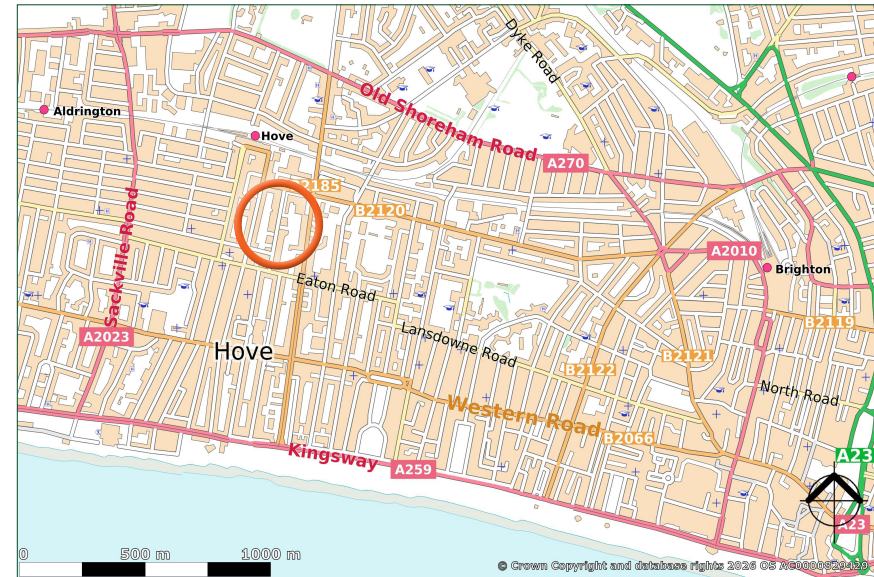
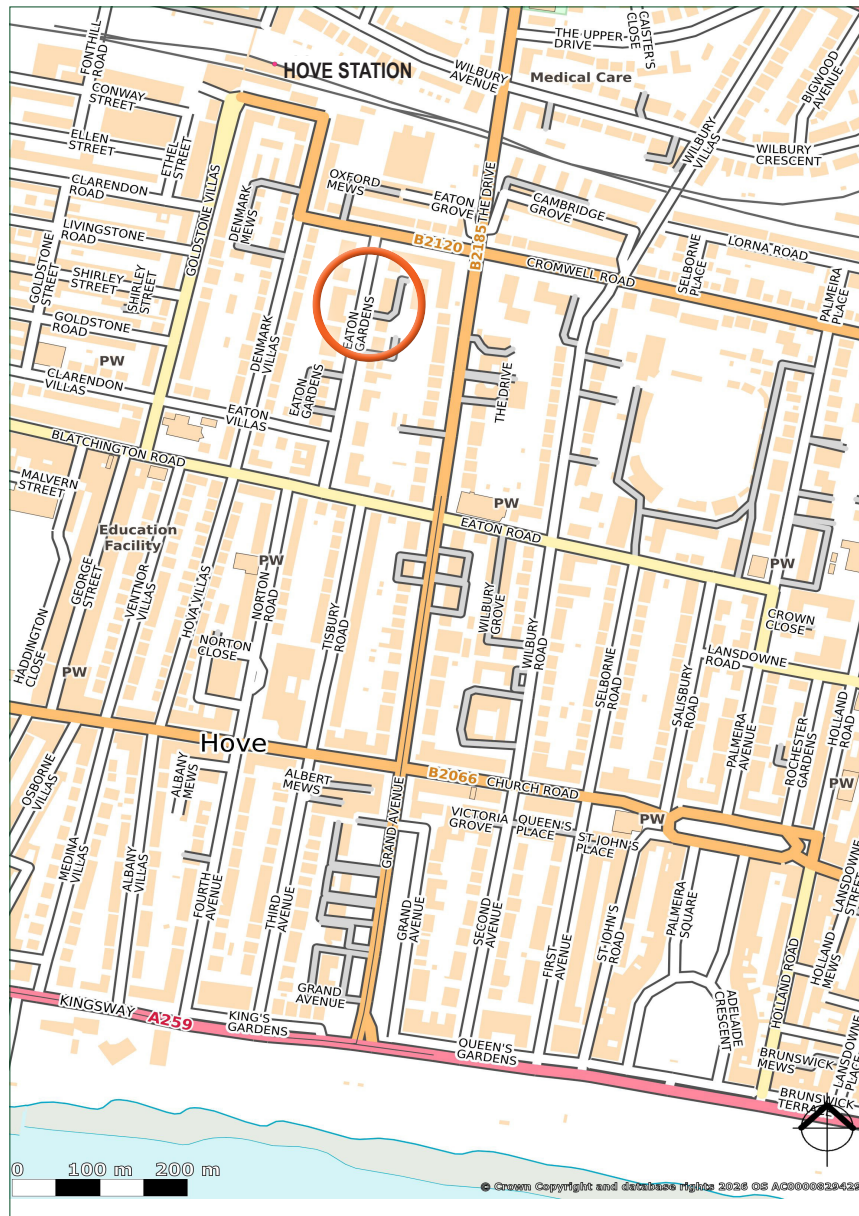


14 Eaton Gardens Hove BN3 3TP		01323 555555 01323 555555 01323 555555
Client	Mr J. G. G. G.	10/10/2020
Project	14 Eaton Gardens Hove BN3 3TP	10/10/2020
Drawn	10/10/2020	10/10/2020
Checked	10/10/2020	10/10/2020
Approved	10/10/2020	10/10/2020
Scale	1:100	10/10/2020
Notes	10/10/2020	10/10/2020
10/10/2020	10/10/2020	10/10/2020

Scale in Metres
0 1 2 3



14 Eaton Gardens
Hove BN3 3TP





Subject to Contract

To whom it may concern

Dear Sir / Madam

Invitation for Offers for 14 Eaton Gardens, Hove, East Sussex, BN3 3TP

By no later than 12:00 on Friday 4th September 2026

We are instructed to invite best offers for the above property. Offers should be submitted in writing by email for the attention of:

Andrew Halfacree - a.halfacree@flude.com / Nick Martin - n.martin@flude.com

Please note that our client has a preference for unconditional offers. Whilst subject to planning offers may be considered.

Offers should include the following information:

1. Purchaser

Full details of the proposed purchaser. We are legally obliged to undertake Anti-Money Laundering checks on proposed purchasers. Therefore, please provide details of the purchasing entity as part of your offer.

2. Purchase Price

Proposed purchase price. This will be exclusive of VAT. NB - we are advised that the property is not elected for VAT.

The purchase price should not reference other bids for example '£x more than the highest bid'.



3. Approvals

Details of any approvals required to proceed with the proposed acquisition and timescales associated with obtaining approvals.

4. Funding

Confirmation of how the purchase will be funded. We will need to see proof and source of funds.

5. Timescales

Please outline your proposed timetable for exchange and completion and details of the proposed deposit.

6. Due Diligence

An outline of the due diligence you have undertaken to date, and confirmation that the site has been inspected and consideration given to the documentation available.

7. Conditions

Confirmation of any conditions attached to the offer and the timetable for removal/clearance of these.

8. Solicitors

Details of your solicitor, including name of whom will be dealing with the matter, address, email, and telephone number.

9. Additional information

Please provide any further information, you feel would be relevant to support your offer or any other information you believe is relevant – i.e. purchase dependent on sale of other property.

The vendors reserve the right not to accept the highest or any offers received.

Yours faithfully

Flude Property Consultants