

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sussex Road, St.  
Leonards-on-Sea, TN38

225405279

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sussex Road, St. Leonards-on-Sea, TN38

Get instant cash flow of **£600** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,002** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £95.25 PM**

**Ground Rent: £50.00 PM**

**Lease Length: 105 Years**

**Current Rent: £600**

**Market Rent: £1,002**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge **£6,600**

Legal Fees **£1,000**

Total Investment **£137,600**

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,002

Returns Based on Rental Income	£600	£1,002
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£95.25	
Ground Rent	£50.00	
Letting Fees	£60.00	£100.20
<b>Total Monthly Costs</b>	<b>£220.25</b>	<b>£260.45</b>
<b>Monthly Net Income</b>	<b>£379.75</b>	<b>£741.55</b>
<b>Annual Net Income</b>	<b>£4,557.00</b>	<b>£8,898.60</b>
<b>Net Return</b>	<b>3.31%</b>	<b>6.47%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,895**  
Adjusted To

Net Return                      **5.01%**

# 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 £180,000.



£180,000

## 2 bedroom ground floor flat for sale

West Hill Road, St. Leonards-On-Sea

CURRENTLY ADVERTISED

Marketed from 30 Jan 2026 by Fox & Sons, Hastings

+ Add to report



£175,000

## 2 bedroom flat for sale

Marina, St. Leonards-On-Sea

CURRENTLY ADVERTISED

Marketed from 21 Jan 2026 by PCM Estate Agents, Hastings

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom flat

+ Add to report

Archery Road, St. Leonards-on-Sea, East Sussex, TN38

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Mar 2026 by Your Move, Hastings



£1,175 pcm

## 2 bedroom flat

+ Add to report

Marina, St Leonards on Sea, TN38 0BL

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Mar 2026 by Oakfield, Hastings

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **10 Years+**

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

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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PROPERTY ID: 225405279



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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.



**LETPROPERTY**