25 The Waterfront, Sovereign Harbour, Eastbourne
East Sussex, BN23 5UZ, England
Tel: 01323 727271
www.gps-direct.com email: info@gps-direct.com

TO BE SOLD **REF: 31253** **PRICE: £625,000**

8 BEDROOM HMO

52 Mount Pleasant Road, Hastings TN34 3SH



Summary
An outstanding opportunity to acquire a substantially refurbished, high-specification 8-bedroom House in Multiple Occupation (HMO), situated in a highly convenient Hastings location. Recently redeveloped to an exceptional standard throughout, the property offers significant gross income potential of **£75,600** per annum on a fully let room-by-room basis reflecting a potential gross yield over **12%**.

Offered for sale with Full Vacant Possession.

Location
The property occupies a prominent position on the south side of Mount Pleasant Road, approximately 1 mile north of Hastings town centre, seafront, and mainline railway station. Situated within a popular, established residential area, it benefits from immediate proximity to local amenities and bus transport links. Mount Pleasant Road forms part of the northern ring road around Hastings, providing swift transit across the town's eastern and western suburbs.

Property
A mid-terrace Victorian building set over four floors, featuring traditional solid masonry construction under a pitched tile roof. The building has undergone a comprehensive, top-to-bottom architectural overhaul and specification upgrade, including:

- Contemporary private kitchenettes and shared kitchen on the top floor.
- Modern shared shower rooms and WC facilities arranged across each level.
- New double-glazed uPVC sash windows to the front and uPVC casement windows to the rear, contributing to an outstanding EPC Rating of B.
- Dedicated timber bin store and secure lower courtyard cycle store to the front forecourt.
- Fully integrated mains-wired fire alarm system and central heating via a gas-fired condensing boiler.

Accommodation Schedule

Lower Ground Floor

With its own separate entrance.

- Bedroom 7 – 14.3 sq m with Kitchenette
- Bedroom 8 – 13.9 sq m with Kitchenette and direct access to rear courtyard
- Shower Room with WC
- Separate WC

Upper Ground Floor

- Bedroom 5 – 13.8 sq m with Kitchenette
- Bedroom 6 – 13.6 sq m with Kitchenette
- Shower Room with WC
- Separate WC
- Utility Cupboard with washer and dryer

First Floor

- Bedroom 3 – 13.7 sq m with Kitchenette
- Bedroom 4 – 14.5 sq m with Kitchenette
- Shower Room with WC
- Separate WC

Second Floor

- Bedroom 1 – 11.7 sq m
- Bedroom 2 – 9.8 sq m
- Shared Kitchen
- Shower Room with WC
- Separate WC

Investment Potential
The property presents an opportunity to acquire a recently developed HMO with vacant possession, allowing an incoming purchaser to establish their own letting and management arrangements.

There is potential to appeal to a variety of occupiers and operators, including working professionals seeking affordable accommodation, corporate and supported accommodation providers, and organisations working with local authorities to provide temporary housing.

Potential Rental Income
Estimated market rents on a furnished room-by-room basis (inclusive of landlord utilities/Wi-Fi):

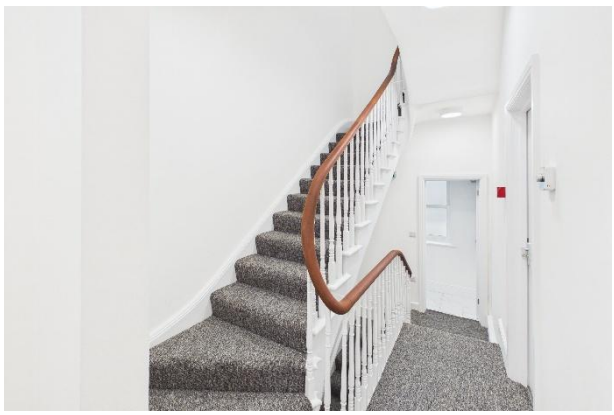
- Rooms 3 to 8 (with kitchenette): £800 pcm each (£57,600 pa)
- Rooms 1 & 2 (shared kitchen): £750 pcm each (£18,000 pa)
- Gross Projected Income: **£75,600 per annum**

EPC Rating – B (42)

Tenure: Freehold











25 The Waterfront, Sovereign Harbour, Eastbourne, BN23 5UZ
Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

NOTICE: GPS have provided these particulars just for illustration and prospective buyers or tenants must instruct their own advisors to check all matters relating; physically to the property, its title, any planning consents & building regulations and outgoings; to any associated business. These particulars do not constitute an offer or form part of a contract. GPS has not conducted a detailed survey or tested services, appliances, or fittings; and any dimensions, floor plans and photographs provided are for indicative purposes only. GPS offer no warranties in relation to the property.