

LET PROPERTY PACK

INVESTMENT INFORMATION

Hughenden Road,
Hastings, TN34

225929288

 www.letproperty.co.uk





Property Description

Our latest listing is in Hughenden Road, Hastings, TN34

Get instant cash flow of **£560** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£785** which would provide the investor a Gross Yield of **11.8%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £560

Market Rent: £785

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return



The monthly rent of this property is currently set at £560 per calendar month but the potential market rent is

£ 785

Returns Based on Rental Income	£560	£785
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£56.00	£78.50
Total Monthly Costs	£321.00	£343.50
Monthly Net Income	£239.00	£441.50
Annual Net Income	£2,868.00	£5,298.00
Net Return	11.47%	21.19%

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 **£3,728.00**
Adjusted To

Net Return **14.91%**

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


Annual Net Income **£4,098.00**
Adjusted To

Net Return **16.39%**

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 £100,000.



1 bedroom flat for sale [+ Add to report](#)

Mount Pleasant Road, Hastings

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 30 Sep 2025 by Abbott & Abbott, Bexhill on Sea

£100,000



1 bedroom flat for sale [+ Add to report](#)

Laton Road, Hastings

CURRENTLY ADVERTISED



Marketed from 29 Apr 2026 by Homewise, Covering East Sussex & Kent

£93,750

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£875 pcm</p>	1 bedroom flat	+ Add to report
St. Helens Road, Hastings		
CURRENTLY ADVERTISED LET AGREED		
Marketed from 1 Apr 2026 by John Bray, Hastings		
<hr/>		
 <p>£850 pcm</p>	1 bedroom flat	+ Add to report
Hughenden Court, Mount Pleasant Road, Hastings		
NO LONGER ADVERTISED		
Marketed from 13 Feb 2026 to 21 Mar 2026 (35 days) by Kinzett & Bowler, Hastings		
<hr/>		

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: **5 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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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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