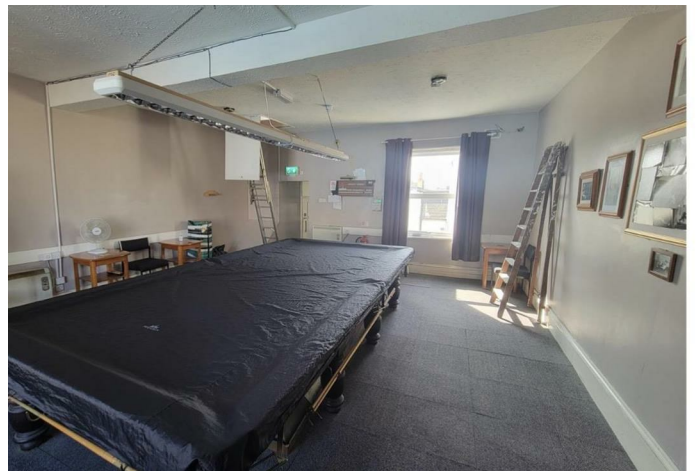


LEASEHOLD



Commercial (EPC Rating:)

**ALDRINGTON CLUB, 86 PORTLAND ROAD,
HOVE, BN3 5DL**

£165,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom Commercial located in Hove

FOR SALE BY AUCTION on 26th November 2025.

Auction Guide £160,000

THIS PROPERTY HAS BEEN SOLD PRIOR TO AUCTION

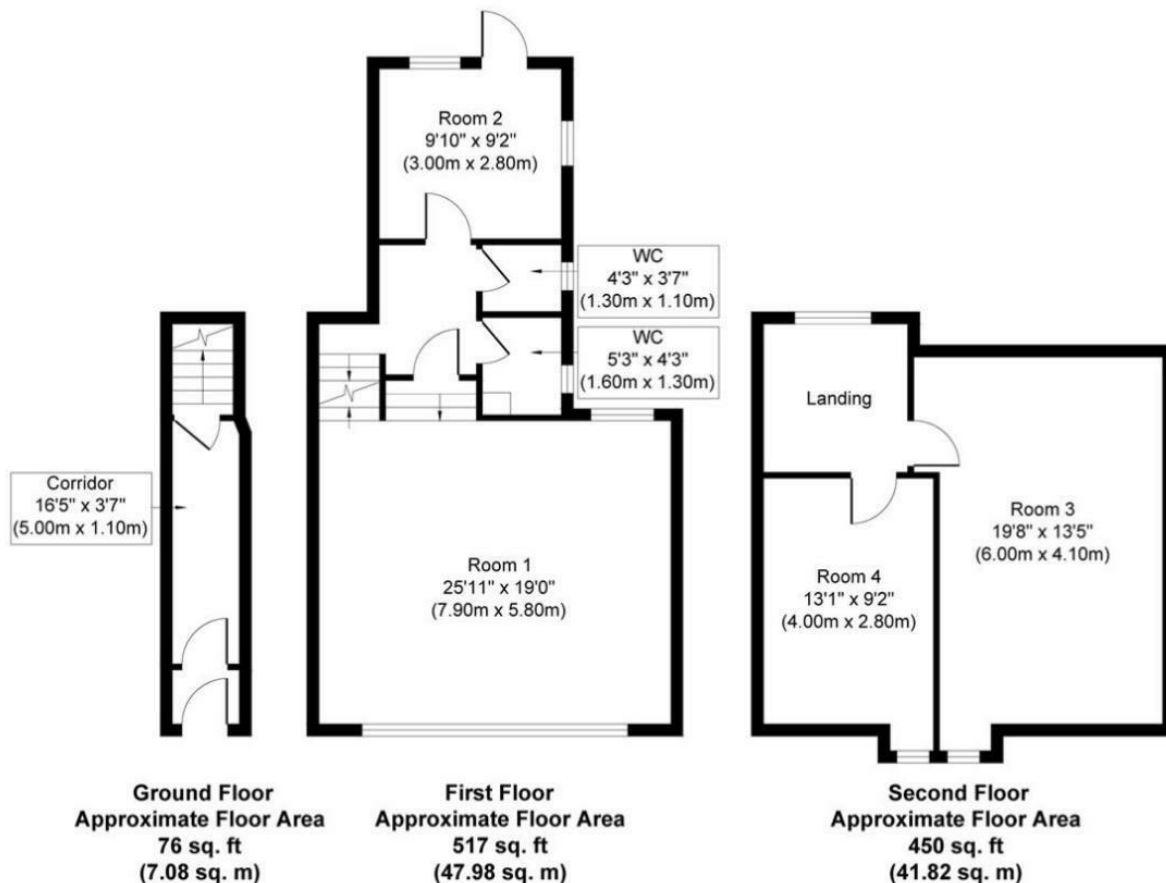
Vacant upper 2 floors of this period property with potential, subject to either planning permission or PD Rights for a very large 2 bedroom maisonette that would include a quite stunning lounge to the first floor. It is thought PD Rights for the conversion might be a possibility however buyers are advised to seek advice from their professional representatives on this point prior to making a commitment to purchase.

Situated within this highly desirable location literally just on the edge of central Hove close to not only the seafront, shops bars, restaurants and coffee shops but also Hove Mainline Railway station connecting to London and other parts of the country.

Please note fees are payable in respect of the sale of this property, please refer to Auctioneer for details.

ALL MEASUREMENTS AND FLOORPLANS ARE APPROXIMATE, FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT TO BE RELIED UPON.



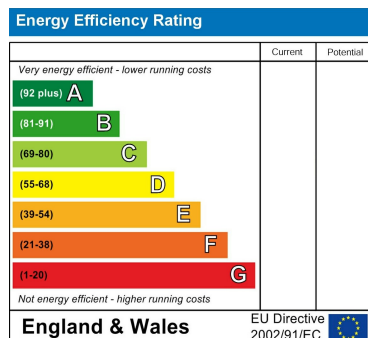


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding 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.

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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.