

LET PROPERTY PACK

INVESTMENT INFORMATION

Lovat Mead, St
Leonards-on-Sea, TN38

225929250

 www.letproperty.co.uk





Property Description

Our latest listing is in Lovat Mead, St Leonards-on-Sea, TN38

Get instant cash flow of **£800** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £77.50 PM

Ground Rent: £0.00 PM

Lease Length: 89 Years

Current Rent: £800 PM

Market Rent: £825 PM

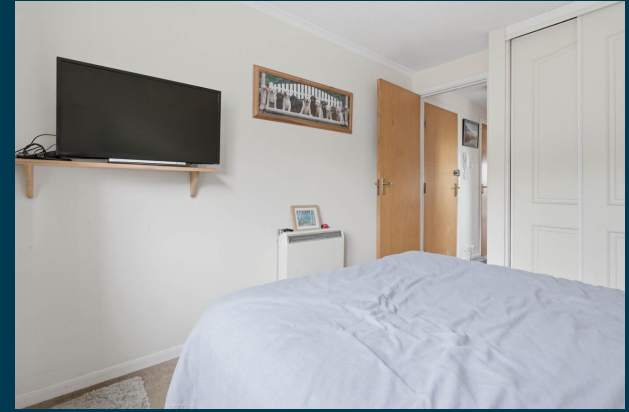
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£7,300
Legal Fees	£1,000.00
Total Investment	£43,300.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 825



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



Returns Based on Rental Income	£800	£825
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£77.50	
Ground Rent	£0.00	
Letting Fees	£80.00	£82.50
Total Monthly Costs	£610.00	£612.50
Monthly Net Income	£190.00	£212.50
Annual Net Income	£2,280.00	£2,550.00
Net Return	5.27%	5.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£900.00**
Adjusted To

Net Return **2.08%**

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

Annual Net Income **£450.00**
Adjusted To

Net Return **1.04%**

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 £175,000.



£175,000


1 bedroom flat for sale

+ Add to

Grosvenor Gardens, St Leonards-On-Sea

CURRENTLY ADVERTISED

Marketed from 5 May 2026 by PCM Estate Agents, Hastings



£150,000

1 bedroom flat for sale

+ Add to

Grosvenor Gardens, St Leonards on Sea, East Sussex,

NO LONGER ADVERTISED SOLD STC

Marketed from 3 Mar 2026 to 22 Apr 2026 (49 days) by John Bray, Hastings

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom apartment

+ Add to re

Bexhill Road, ST. LEONARDS-ON-SEA

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 25 Sep 2025 (92 days) by Fox & Sons - Lettings, Hastings



£825 pcm

1 bedroom flat

+ Add to rep

St. Leonards-On-Sea, East Sussex,

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2025 to 24 Oct 2025 (44 days) by John Bray, 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: **Moved in within the last 2 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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