



Wyatt
Hughes
Residential Sales

Carisbrooke Road
St. Leonards-On-Sea, East Sussex TN38 0JN

£550,000 Freehold

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Carisbrooke Road, St. Leonards-On-Sea, East Sussex TN38 0JN

A rare opportunity to acquire a FREEHOLD BLOCK OF THREE SELF-CONTAINED FLATS, ideally positioned and offering both IMMEDIATE INCOME and FURTHER POTENTIAL TO ADD VALUE.

The building comprises three well-arranged units:

- GROUND & BASEMENT FLAT – A well-presented TWO BEDROOM MAISONETTE with the added benefit of a PRIVATE GARDEN, currently let at £1,300 PCM.
- FIRST FLOOR FLAT – A TWO BEDROOM APARTMENT (588 SQ. FT.), currently let at £900 PCM.
- TOP FLOOR FLAT – A ONE BEDROOM APARTMENT (501 SQ. FT.), offered with PLANNING PERMISSION TO EXTEND INTO THE LOFT SPACE, providing an excellent opportunity to enhance both size and value. This unit is currently vacant.

The property is generating a current income of £2,200 PCM from the two tenanted units, with scope to increase overall rental yield once the top floor flat is let and/or extended.

This is an ideal purchase for investors seeking a READY-MADE PORTFOLIO ADDITION, with a strong existing return and clear potential for FUTURE CAPITAL GROWTH AND RENTAL UPLIFT.

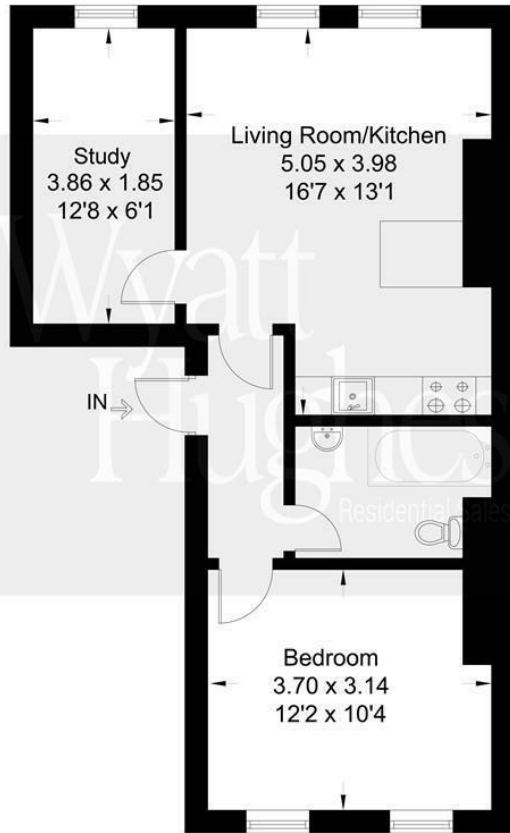
Early viewing is highly recommended to fully appreciate the scale of accommodation and opportunity on offer.

- BLOCK OF THREE FLATS
- EPC C FOR ALL THREE UNITS
- ONE APARTMENT IS VACANT
- INVESTMENT PURCHASE
- 2 X 1 BED APARTMENTS
- COUNCIL TAX A
- CURRENT INCOME OF £2,200/MONTH FROM TWO LET APARTMENTS
- FREEHOLD OF THE BUILDING
- 1 X SPLIT LEVEL TWO BED GARDEN FLAT
- ALL WELL PRESENTED



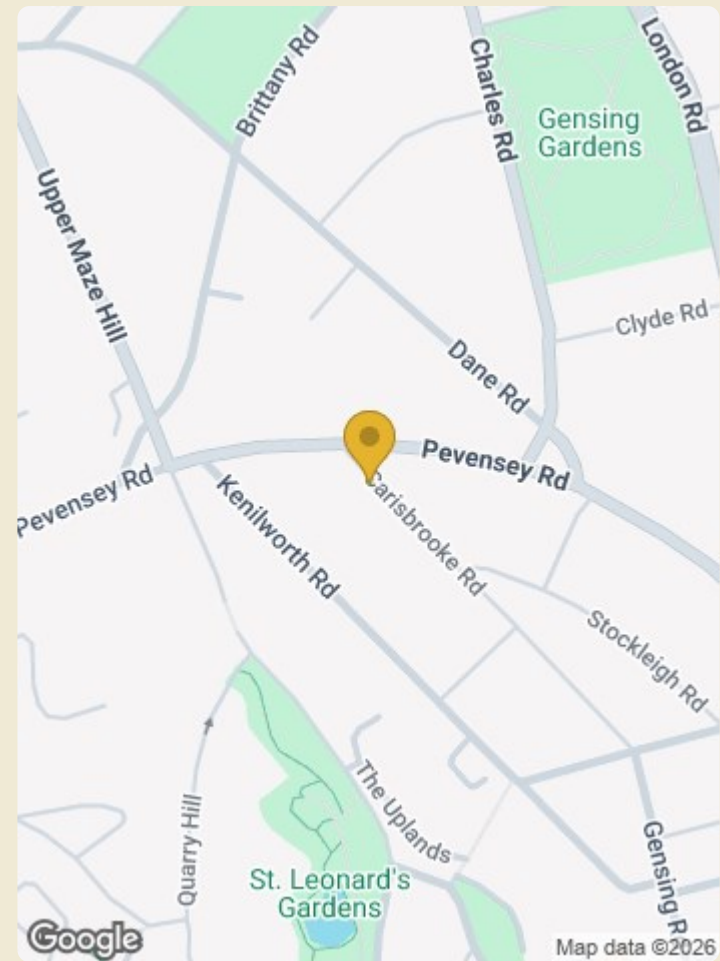
Carisbrooke Road

Approximate Gross Internal Area = 46.57 sq m / 501.27 sq ft



Second Floor

Illustration for identification purpose only, measurements are approximate, not to scale. © 2019



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk



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