



**GRAVES
SON &
PILCHER**

For Sale



Residential Freehold Property

26 Lawrence Road
Hove, BN3 5QB

**Investment
FOR SALE**

174 sq m
(1,872.92 sq ft)

- Unbroken residential freehold property located in a prime Hove location
- Short walk to Hove seafront
- Income producing

Trusted Property Professionals since 1897. T: 01273 321 123

26 Lawrence Road, Hove, BN3 5QB

Summary

Available Size	174 sq m
Price	Offers in the region of £750,000 for the freehold interest of the property (subject to existing tenancies).
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to purchase this unbroken residential freehold property located in a prime Hove location and just off New Church Road. The accommodation is arranged as five self-contained flats, all income producing.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Flat 1	258.33	24
Flat 2	462.85	43
Flat 3	301.39	28
Flat 4	333.68	31
Flat 5	516.67	48
Total	1,872.92	174

Location

Situated in Lawrence Road, a prestigious area of Hove and within close proximity of Church Road, one of the main commercial thoroughfares of Hove. Hove mainline station is approximately one mile away and Hove seafront is a short walk south.

Terms

Offers are invited in the region of the £750,000 for the freehold interest of the property (subject to existing tenancies).

Tenant Details

Flat 1 – Studio. 12 month AST from October 2024. Rent £950pcm. Council Tax Band A. EPC D.

Flat 2 – One bed with garden. 6 month AST from April 2025. Rent £1,200pcm. Council Tax Band B. EPC D.

Flat 3 – Studio. 6 month AST from July 2018. Rent £800pcm. Council Tax Band A. EPC to be applied for.

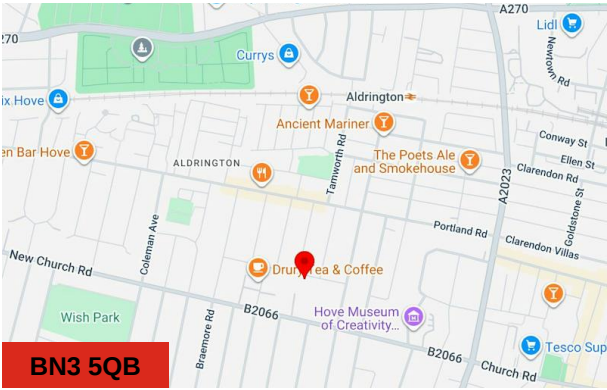
Flat 4 – One bed. Periodic Tenancy. £825pcm. Council Tax Band B. EPC C.

Flat 5 – One bed. Periodic Tenancy. £825pcm. Council Tax Band A. EPC to be applied for.

Total annual income of £55,200.

VAT

The property may be elected for VAT and therefore VAT may be payable on the terms quoted.



Viewing & Further Information



James Bryant
01273 267245
jb@gsp.uk.com



Erin Mann
01273 321 123
em@gsp.uk.com