

Asking Price £2,200,000 | Freehold

Denmark Villas, Hove, East Sussex, BN3 3TE

LEADERS







Key Features & Description

Presenting a remarkable investment opportunity in the sought-after coastal location of Hove, Brighton. This impressive freehold development comprises eight individual apartments, perfectly positioned to generate a strong yield. Currently all with tenants in situ, the property offers outstanding income potential for investors of over £100,000 per annum, whilst in the long run also offering scope for future conversion back to its original homes, subject to planning consent.

The two converted semi- detach houses comprise of :

Number 34 -

1 Bedroom Ground Floor Flat, 2 x Studio Apartments, 1 Bedroom First Floor Flat, 1 Bedroom Top Floor Flat

Number 36 -

1 Bedroom Lower Ground Floor Flat, 1 Bedroom Ground Floor Flat, Split Level 1st & 2nd Floor 4 Bedroom duplex currently set up as an HMO.

Current rental incomes, some of which have been in residence for over 10 years are as follows:

Number 34

Ground Floor - 1B - £1,150 pcm

1a - Studio - £995 pcm

1b - Studio - £900 pcm

FF - 1B - £1,000 PCM

Top Floor - 1B - £1,000 pcm

Number 36

LGF - 1B - £995 pcm

GF - 1B - £1,200 pcm

1st & 2nd Floor 4 Bed Split Level - £2,350 pcm

Monthly Income =£9,590

Yearly Income = £115,080

Boasting communal gardens, residents enjoy a peaceful outdoor retreat—a rare find in such a vibrant urban setting. The location offers an enviable lifestyle, with the stunning seafront and Hove Lawns just a short stroll away, providing the perfect backdrop for morning runs or leisurely weekend walks. It's only moments from the eclectic mix of independent cafes, restaurants, and boutique shops along Church Road, while the creative heart of central Brighton is easily reached by local transport links.

The photos and floor plan are a selection from some of the properties, for further



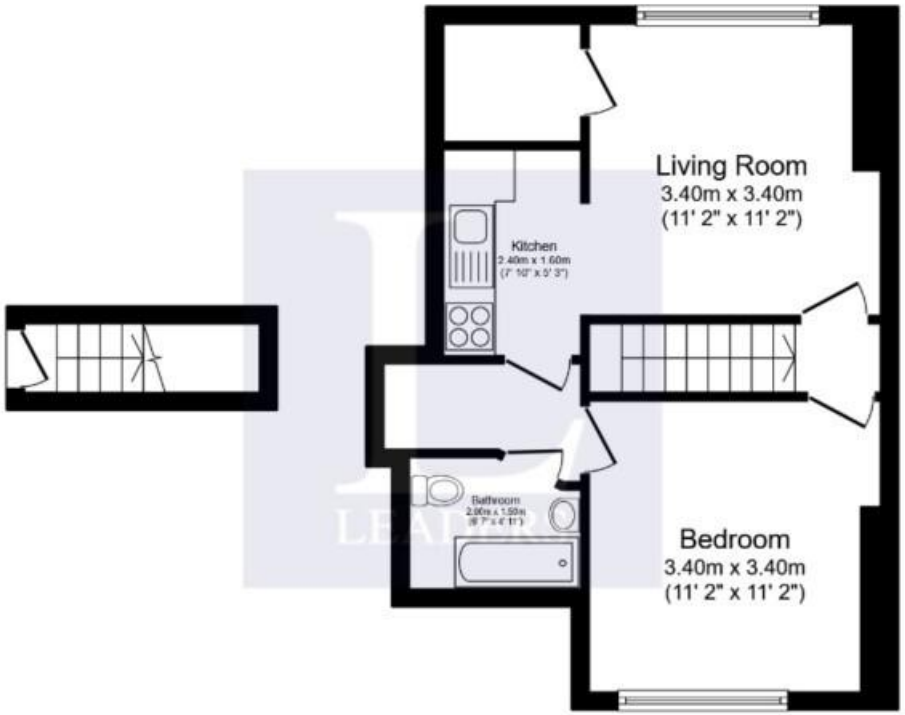












Total floor area 41.3 sq.m. (444 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com

Important Notice

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, floorplans 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. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

LEADERS

Horsham Sales
30 Carfax, Horsham, West Sussex RH12 1EE
T: 01403 217585 | horsham.sales@leaders.co.uk
leaders.co.uk