



74 Goldstone Road  
Hove, East Sussex BN3 3RH

**FOR SALE**

## INVESTMENT OPPORTUNITY

Freehold For Sale

### Key Features:

- Residential Freehold Investment
- Located in popular Central Hove location
- Mid terrace period building
- Arranged as 3 x 1 bed flats
- Offers invited in the region of £650,000





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## Location

The subject property is located in a mainly residential area on Goldstone Road. Hove Railway Station is located close by. There are also frequent buses providing easy access to Brighton City Centre

Location pin (what3words) : grants.roof.softly  
<https://what3words.com/grants.roof.softly>

## Accommodation

The mid terraced building comprises three separate one bedroom residential flats.

The lower ground flat is a self-contained garden flat

The ground and first floor flats both share access and have a communal hallway.

There is additional unutilised loft space (unseen). It appears from other properties on the road that some have extended into this space.

## EPC

All flats represent a rating of an E.

## Planning

We understand that the premises benefit from residential use.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Tenure

We understand that each dwelling is currently occupied by way of an Assured Shorthold Tenancy (AST) agreements as set out below:

Ground floor flat:	£835 (pcm)
Lower ground floor flat:	£735 (pcm)
First floor flat:	Currently vacant

There is a combined annual income of £1,570.00, and with the potential to increase the income further through active asset management.

## Terms

Freehold.

We have been instructed to seek offers in the region of £650,000 (six hundred and fifty thousand pounds) for our client's freehold interest.

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH