

# PHILLIPS & STILL



- A great opportunity to acquire this entire freehold building
- Arranged as two maisonette's with two bedrooms and a ground floor shop
- One maisonette has a rear garden
- The two maisonettes provide a joint monthly rent of £2690

Blatchington Road, Hove, BN3 3YN

Guide Price £650,000 - £700,000

This fantastic investment opportunity to acquire a whole freehold building which is arranged as two separate maisonettes providing a joint monthly rent of £2690 PCM and a ground floor shop. One of the maisonette's comes with a garden and the shop will be vacant with the benefit of a cellar area.





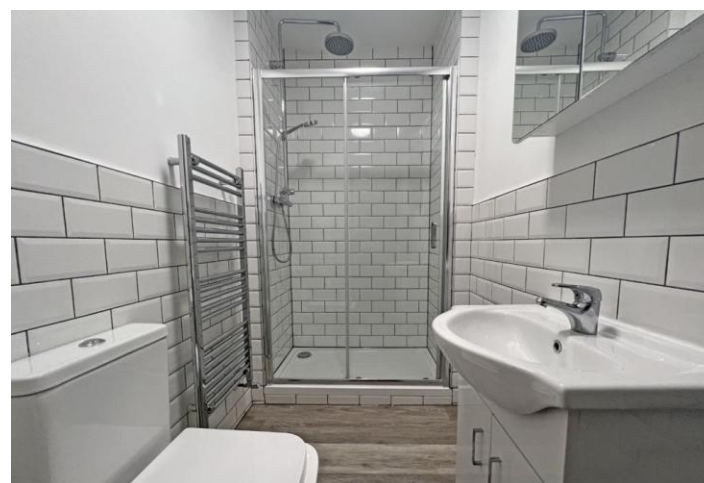
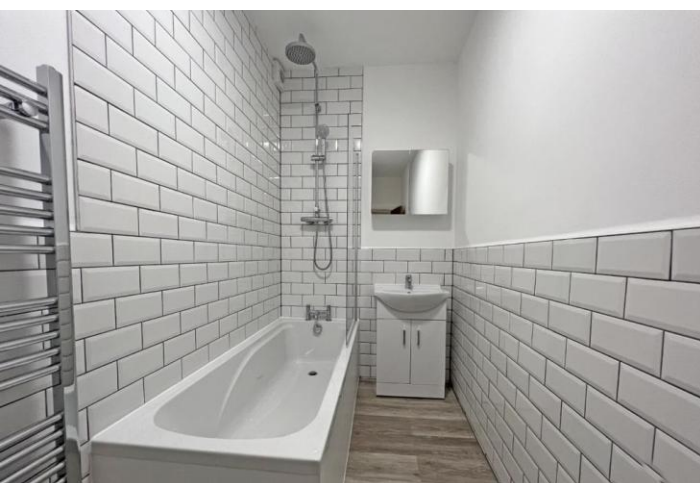
## Property Description

A fantastic opportunity to enquire this entire freehold building which is currently arranged as a ground floor shop, a raised ground and lower ground floor garden flat, then a first and second floor maisonette.

The property is being offered with no ongoing chain with the shop being vacant and the two maisonettes providing a joint monthly rent of £2,690 per calendar month with the tenants in situ.

The upper maisonette offers a generous accommodation and comprises of two bedrooms living room, bathroom and kitchen. The ground and basement maisonette consists of two bedrooms, shower room, open plan living accommodation incorporating a lounge/dining room and kitchen which leads to lovely rear garden, perfect for a bit of alfresco dining. The ground floor shop will be vacant and would be the perfect opportunity for any business. This includes a front office room, cloakroom, kitchen with access to a rare cellar area.

The location is second to none and you're only a stone's throw away from all of the local shops and immunities on Blatchington Road itself. Hove seafront bars/restaurants are all within walking distance and Hove station is also close making it great for someone who wants to commute to London or Gatwick. Bus service are also and offer frequent access to Brighton city centre.





# Accommodation

## GROUND FLOOR SHOP

### OFFICE

14' 2" x 13' 11" (4.32m x 4.24m)

### STEPS DOWN TOO

### KITCHEN

### CLOAKROOM

WITH STEPS LEADING DOWN TO CELLAR AREA

### CELLAR

14' 2" x 12' 7" (4.32m x 3.84m)

## FIRST FLOOR

### ENTRANCE HALL

### BEDROOM ONE

13' 0" x 11' 10" (3.96m x 3.61m)

### BEDROOM TWO

11' 6" x 7' 3" (3.51m x 2.21m)

### CLOAKROOM

### KITCHEN

9' 8" x 9' 5" (2.95m x 2.87m)

### BATHROOM

## SECOND FLOOR

### SITTING ROOM

15' 10" x 10' 11" (4.83m x 3.33m)

## RAISED GROUND FLOOR

### ENTRANCE HALL

### BEDROOM ONE

11' 6" x 6' 11" (3.51m x 2.11m)

### BEDROOM TWO

13' 1" x 9' 10" (3.99m x 3m)

### SHOWER ROOM

## LOWER GROUND FLOOR

### KITCHEN/ BREAKFAST/ SITTING ROOM

24' 9" x 16' 1" (7.54m x 4.91m)

## OUTSIDE

REAR GARDEN



# Blatchington Road, Hove, BN3 3YN

Approximate Gross Internal Area = 206.1 sq m / 2218 sq ft



Picture this...



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax in your private rear garden.

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all, this way you are guaranteed not to miss out on all of the excitement going on around you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	60   d	
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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