



INVESTMENT/ DEVELOPMENT FOR SALE

South Bank Lodge

Brighton Road, Hassocks, BN6 9NH

**UNBROKEN FULLY LET
RESIDENTIAL INVESTMENT
WITH DEVELOPMENT
POTENTIAL (STPC) FOR
SALE**

1 to 3,000 sq ft
(0.09 to 278.71 sq m)

- CONVERTED IN LAST FEW YEARS
- CLOSE TO HASSECKS TRAIN STATION
- CLOSE TO A23
- DEVELOPMENT POTENTIAL (STPC)
- DESIRABLE LOCATION
- FULLY LET

South Bank Lodge, Brighton Road, Hassocks, BN6 9NH

Summary

Available Size	1 to 3,000 sq ft
Price	Offers from £1,425,000
EPC Rating	C (71)

Description

A former nursing home that was converted into flats in the mid 2010's into 6 apartments that are all fully let on AST agreements that are available upon request. Approached via the Car Park at the front of the building the building comprises 2 x 1 bedroom flats 3 x 2 bedroom flats & 1 x 3 bedroom flat. To the rear of the property is a garden & hardstand area where subject to planning consent further development may be possible.

Location

The property is situated on the Brighton Road, close to the Stone Pound Crossroads in Hassocks a desirable village located within Mid Sussex. to the north of Brighton & easily accessed from the A23. Hassocks Train Station is a few minutes walk away & is situated on the line running from Brighton to London Victoria & London Bridge. The main village is also within walking distance where a mix of local independents as well as several multiples are situated including Sainsbury's, Budgen's & Boot's Chemist.

Accommodation

The accommodation comprises of the following

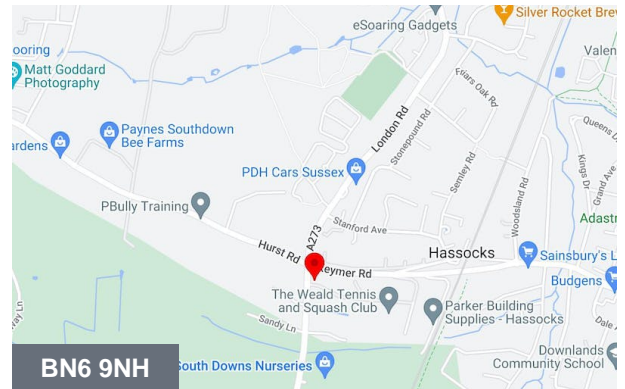
Name	Rent
Lower Ground - Flat 1 - 1 bedroom flat - (proposed increase to £1150 PCM)	£1,050 per month proposed increase to £1150 PCM
Ground - Flat 2 - 2 bedroom	£1,150 per month
Ground - Flat 3 - 2 bedroom	£1,100 per month
1st - Flat 4 - 3 bedroom/ 2 bathroom	£1,150 per month
2nd - Flat 5 - 1 bedroom	£795 per month
Ground - Floor rear Studio - 1 bedroom	£650 per month
Building - Total	£5,895 per month (£5995 with increase proposed)

Terms

Offers are invited in the region of £1,425,000 for the freehold interest subject to the existing tenancies. A purchase at this level based on the proposed annual income after the increase on Flat 1 of £71,940 would show a gross yield of 5.05%.

Legal Costs

Each side to pay their own legal costs.



Viewing & Further Information



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