

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 HASSOCKS TRAIN
 STATION
- CLOSE TO A23
- DEVELOPMENT POTENTIAL (STPC)
- DESIRABLE LOCATION
- FULLY LET

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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

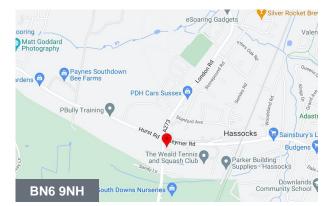
| Name | Rent |
|--|--|
| Lower Ground - Flat 1 -1 bedroom flat - (proposed increase to £1150 PCM) | £1,050 per month proposed increase to £1150 PCM |
| Ground - Flat 2 - 2 bedroom | £1,150 per month |
| Ground - Flat 3 - 2 bedroom | £1,100 per month |
| 1st - Flat 4 - 3 bedroom/ 2 bathroom | £1,150 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 his level based on the proposed annual income after the increase on Flat 1 of $\pounds71,940$ would show a gross yield of 5.05%.

Legal Costs

Each side to pay their own legal costs.







Viewing & Further Information



Max Pollock 01273 109104 | 07764 794936 max@eightfold.agency



James Hawley 01273 093767 | 07935 901 877 james@eightfold.agency



Jack Bree 01273 109121 jack@eightfold.agency

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