

SELL YOUR TENANTED
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PROPERTY INVESTMENT SCHEDULE

7 Twyhurst Court East
Grinstead
RH19 2SH

PROPERTY DETAILS

7 Twyhurst Court East
Grinstead
RH19 2SH

OFFERS IN REGION OF
£370,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom house situated in the sought after area of Grinstead

Type Of Home End Terrace

Tenure Freehold

Rent £1,700/PCM

Returns £20,400

Yield 5.5%

Bedrooms 3

Bathrooms 1

Reception 1

Area Sqft 1023

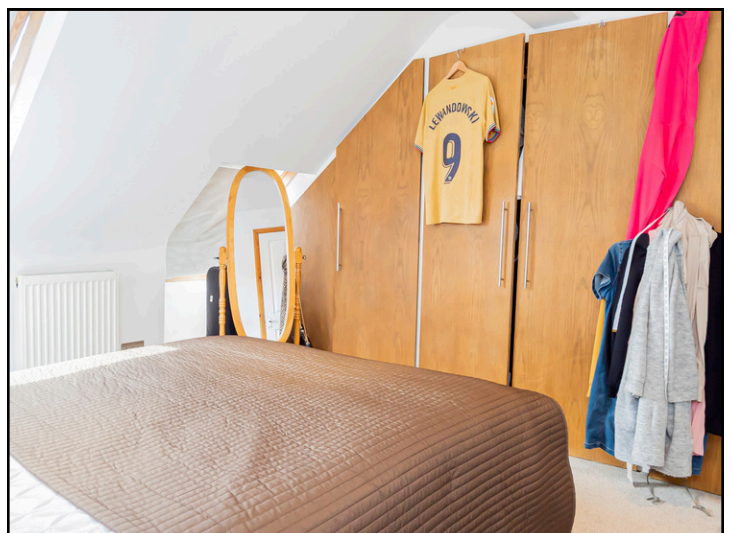
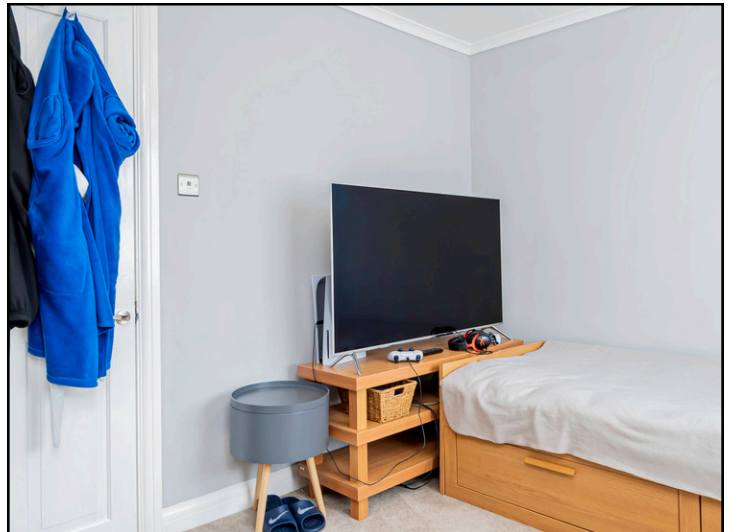
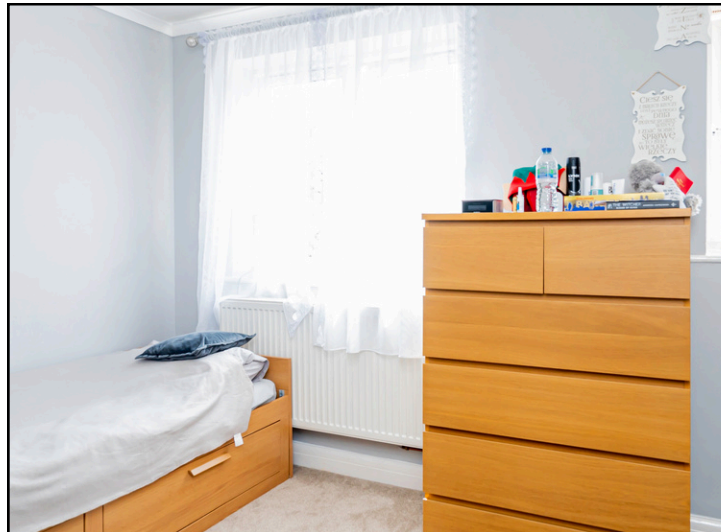
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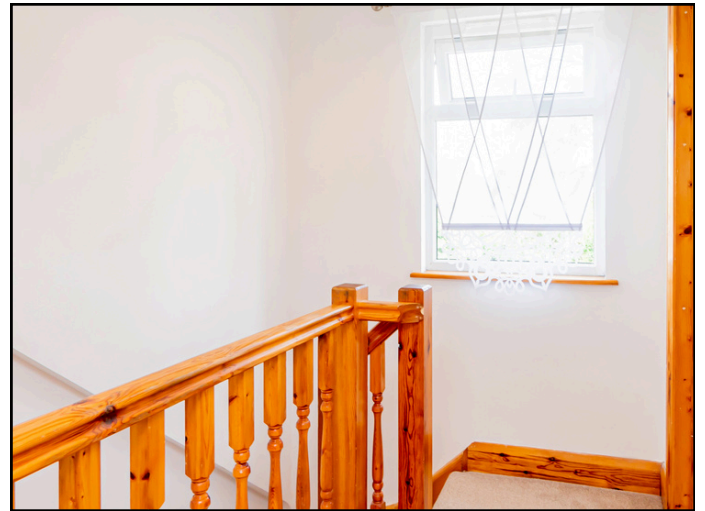
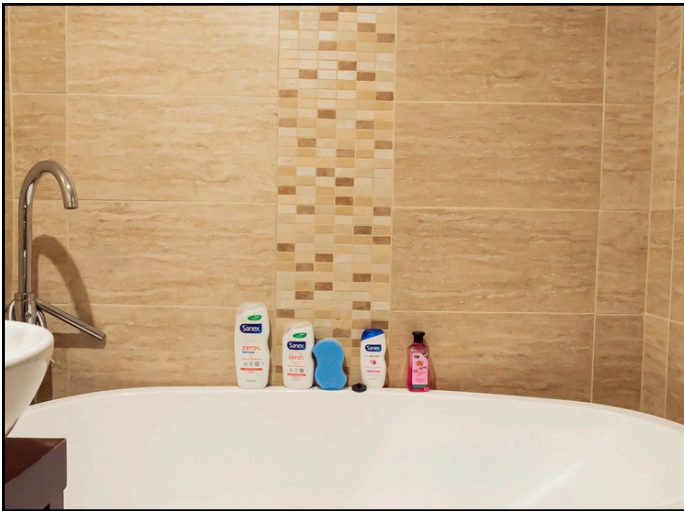
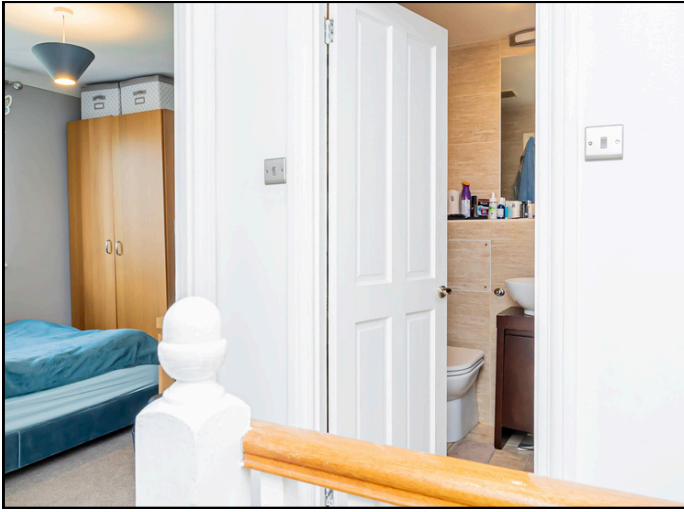
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INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years based on the current market value.

- Page 8 – Current annual rent returns for a cash purchase.
- Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- Page 10 – Historic increase in value & potential future increase in value. Within the area.
- Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years

RETURN AT CURRENT RENT

£1,700/PCM

Cash Purchase Investment/ Current Return = **5.3% Yield**

Investment

| | |
|----------------------|----------|
| House Purchase Price | £370,000 |
| LBTT | £17,100 |
| Legal Fees | £1,000 |
| Total Investment | £388,100 |

Income

| | |
|------------------------------|---------|
| Annual Income | £20,400 |
| Less Mortgage | £0 |
| Service Charge & Ground Rent | £0 |
| Net Annual Income | £20,400 |

BTL Mortgage Investment/ Current Return = **6.9 % Yield**

Investment

| | |
|-----------------------|----------|
| 25% Of Purchase Price | £92,500 |
| LBTT | £17,100 |
| Legal Fees | £1,000 |
| Total Investment | £110,600 |

Income

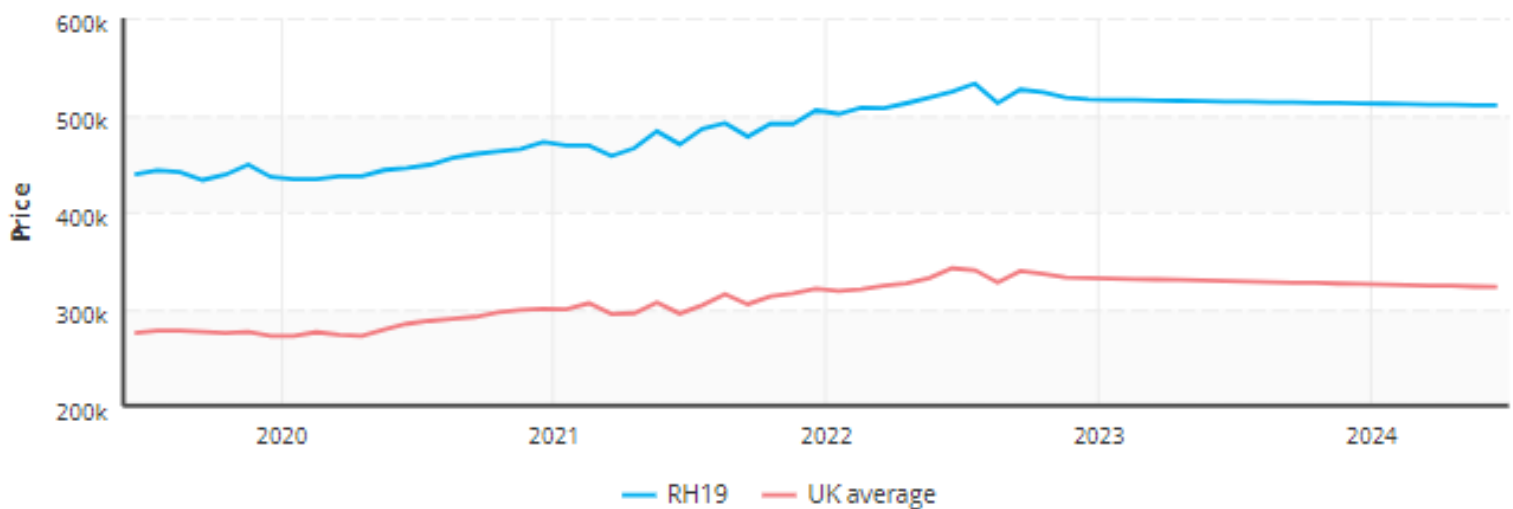
| | |
|------------------------------|---------|
| Potential Annual Income | £20,400 |
| Less Mortgage Int | £12,765 |
| Service Charge & Ground Rent | £0 |
| Net Annual Income | £7,635 |

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the RH19 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the RH19 area have risen by 14.8%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **43.6%**

| | |
|--|---------------------------|
| Cash Investment | £370,000 |
| 5 Year Income | £102,000 |
| Potential Increase In Value (based off of CMV of £120k) | £59,348 |
| House Price In 5 Years | £460,348 (conservatively) |
| Total Potential Return | £161,348 |

BTL Mortgage Investment/Potential Total Return **88.2%**

| | |
|-----------------------------|----------|
| Cash Investment | £110,600 |
| 5 Year Net Income | £38,175 |
| Potential Increase In Value | £59,348 |
| Total Potential Return | £97,523 |

LOCAL SALES ACTIVITY

Comparable sale properties

**B****£270,000**

Twyhurst Court, East Grinstead RH19

Distance: 0.02 miles

2 Flat / Leasehold

Guide price £270,000 - £290,000 A well presented two double bedroom, two bathroom ground floor apartment situated within a small and prestigious development and benefitting from its own private ...

| | | | | |
|------------|----------|----------|----------|----------|
| Sale date: | Jun 2017 | Dec 2014 | Jul 2010 | Jan 2007 |
| Price: | £270,000 | £230,000 | £185,000 | £205,000 |
| | Dec 1996 | | | |
| | £79,500 | | | |

**C****£800,000**

Lingfield Road, East Grinstead RH19

Distance: 0.09 miles

5 Detached house / Freehold

Guide price £800,000 - £850,000 A fantastic opportunity to acquire this stunning five bedroom, detached family home which is ideally situated in a sought after area of East Grinstead, close to ...

**D****£325,000**

Lingfield Road, East Grinstead RH19

Distance: 0.14 miles

2 End terrace house / Freehold

Unexpectedly back on the market. Garnham H Bewley are pleased to present to the market this character two bedroom end of terrace home offering period features with fireplaces and sash windows and ...

| | | | | |
|------------|----------|----------|----------|----------|
| Sale date: | Jul 2015 | Oct 2011 | Aug 2005 | Feb 2002 |
| Price: | £228,500 | £160,000 | £170,000 | £127,000 |

**E****£550,000**

Hermitage Road, East Grinstead RH19

Distance: 0.17 miles

3 Detached house / Freehold

Garnham H Bewley are delighted to present to the market this spacious and well presented three double bedroom chalet detached. The property offers an open plan kitchen/diner, spacious lounge, ...

| | | |
|------------|----------|----------|
| Sale date: | Nov 2015 | Nov 2010 |
| Price: | £395,000 | £320,000 |

LOCAL LETTINGS ACTIVITY

Comparable rental properties



£1,700 pcm (£392 pw)

Charlwoods Road, East Grinstead RH19 **ARCHIVED**

Distance: 0.22 miles

3 Semi-detached house

This newly refurbished three bedroom family home is situated within a sought after area of East Grinstead with just a short walk to the town centre, local schools and the mainline train station.



£1,700 pcm (£392 pw)

Charlwoods Road, East Grinstead RH19 **ARCHIVED**

Distance: 0.22 miles

3 Semi-detached house

This newly refurbished three bedroom family home is situated within a sought after area of East Grinstead with just a short walk to the town centre, local schools and the mainline train station.



£2,250 pcm (£519 pw)

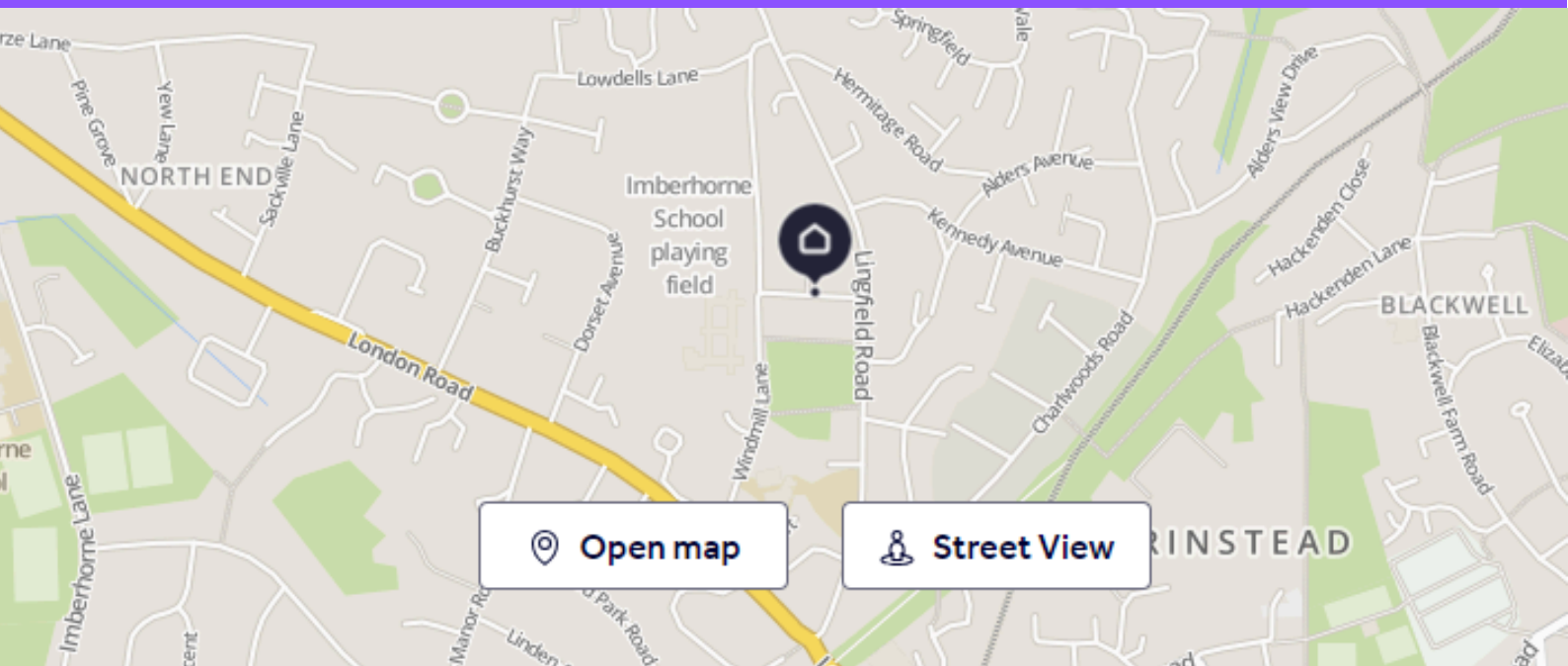
Manning Close, East Grinstead, West Sussex RH19

Distance: 0.24 miles

5 Detached house

Available Late July | Five Bedroom Town House | Part Furnished | Garden | No Through Road | Great Location | Close to Mainline Trainline | Good Condition | Conservatory | Parking

LOCAL SCHOOLS



🚉 Stations

🎓 Schools

NEAREST SCHOOLS ⓘ

- 🎓 **St Mary's CofE Primary School, East Grinstead** 0.2 miles
State School | Ofsted: Good
- 🎓 **Baldwins Hill Primary School, East Grinstead** 0.2 miles
State School | Ofsted: Good
- 🎓 **Halsford Park Primary School** 0.4 miles
State School | Ofsted: Good
- 🎓 **St Peter's Catholic Primary School** 0.6 miles
State School | Ofsted: Good

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