

Boundary Road

Hove

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Boundary Road Hove

£165,000



3

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

SOLD BY LEXTONS AUCTIONS

Leasehold with 109 years left to run.
10% Yield

Extremely spacious 3 bedroom self contained first floor flat offering just over 1,000 sq ft of space ideal as a buy to let investment with all of the bedrooms being of a really good size. Complimented by an attractive and very good size lounge to the front of the property, fitted kitchen, bathroom and gas central heating.

Currently let on an Assured Shorthold Tenancy Agreement at a passing rent of £1,600 pcm/£19,200 per annum providing for an outstanding yield of circa 11.6%.

If let to 3 sharers and under the revised regulations, it is considered there is significant scope for the rent to be increased and provide for an even higher yield whilst the flat is also thought to have the possibility of Airbnb.

Situated in this popular and extremely central location, many excellent facilities are close by including bars, restaurants, coffee shops and boutiques whilst the seafront and West Hove Mainline Railway Station are within walking distance.

THERE IS ACCESS TO A LARGE ROOF TERRACE HOWEVER WE BELIEVE THIS IS NOT DEMISED WITHIN THE LEASE.







SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approximate gross Internal floor Area 98.98 sq m/ 1065.41sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |