

34 SELBORNE ROAD, HOVE, BN3 3AH

Unbroken Residential Freehold Investment Arranged As 6 x Self-Contained Flats.

austin gray



PRICE £1,150,000

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Description

A rare opportunity to purchase this semi-detached unbroken residential freehold investment property in the heart of central Hove. The accommodation is configured over 4 main floors, including lower ground, ground, first and second floors, arranged as 6 self-contained flats. The property is currently producing an annual income of approximately £61,680 per annum exclusive, however, the annual income will increase once the lower ground floor flat is tenanted.

Situation

The property is located within a conservation area in central Hove and in the sought-after Selbourne Road. Church Road, one of the main commercial thoroughfares in Hove, is close by with its numerous amenities including various cafes, restaurants and bars. The County Ground, home to Sussex Cricket is a short walk north, Hove railway station is approximately 0.7 miles away and Hove seafront is within walking distance.

Accommodation

The property has the following approximate Gross internal floor areas:

FLOOR	SQ.M	SQ.FT
Lower Ground	73.52	791.36
Ground	61.65	663.60
First	73.44	790.50
Second	68.36	736.14
Total	277	2,981.60





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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EPC's

FLOOR	EPC
Lower Ground	C
Ground	D
Flat 1 - First	E
Flat 2 – First	E
Flat 3 - Second	D
Flat 4 - Second	E

COUNCIL TAX

FLOOR	BAND
Lower Ground	B
Ground	B
Flat 1 - First	A
Flat 2 – First	A
Flat 3 - Second	A
Flat 4 – Second	A



Tenancies

FLOOR	RENT / £ PCM	RENT / £ PA	Tenancies
Lower Ground			2 Bed, vacant and recently refurbished
Ground	£1,200	£14,400	1 Bed, let on an assured periodic tenancy
Flat 1	£995	£11,940	Studio, let on an assured periodic tenancy
Flat 2	£1,050	£12,600	Studio, let on an assured periodic tenancy
Flat 3	£900	£10,800	Studio, let on an assured periodic tenancy
Flat 4	£995	£11,940	Studio, let on an assured periodic tenancy
Total	£5,140	£61,680	

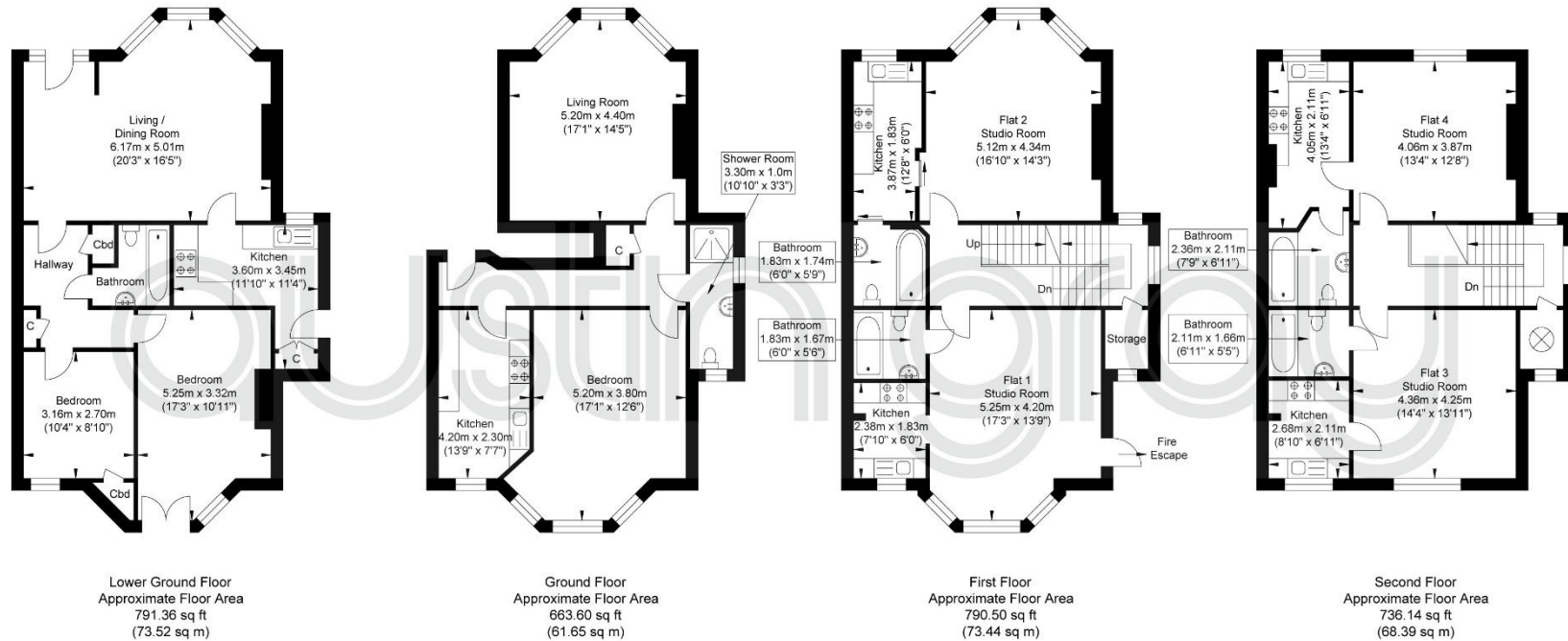
Agent Notes

- Annual income to increase once the lower ground floor flat is tenanted.
- From 1st May 2026 fixed term Assured Shorthold Tenancies (AST) will automatically convert to rolling Periodic Tenancies.

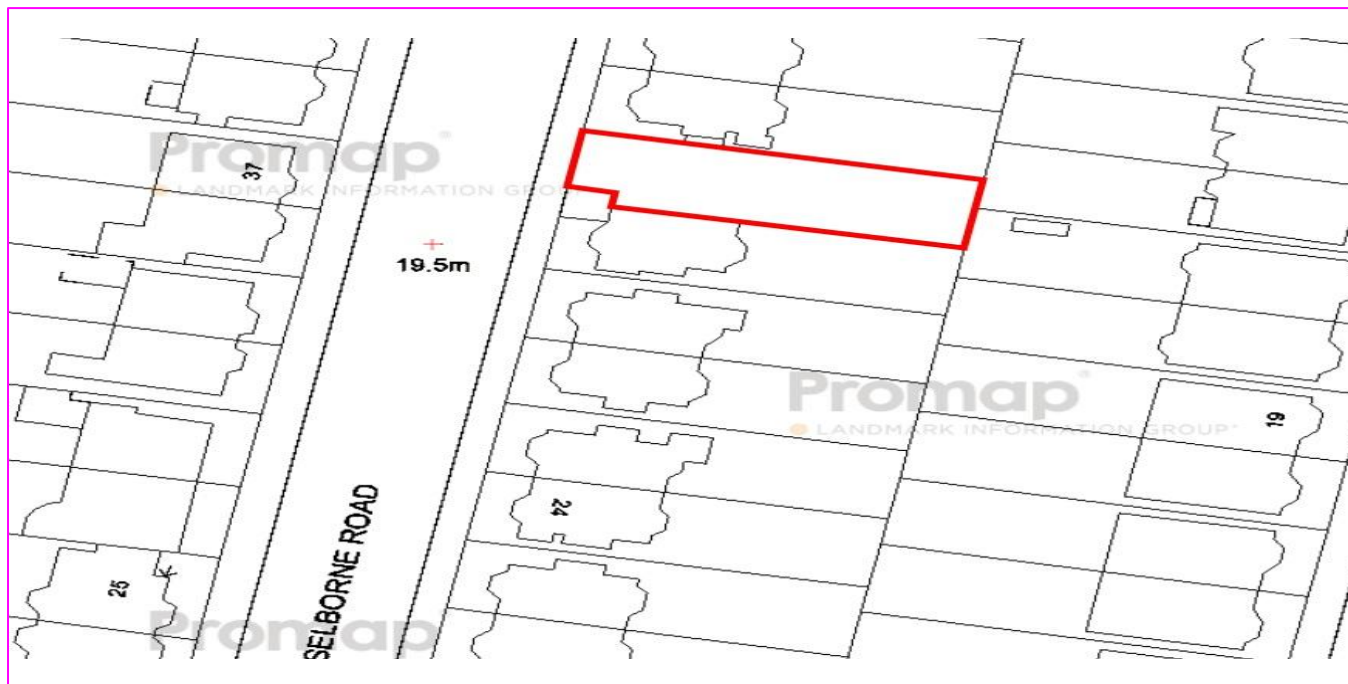
VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

Selborne Road



Approximate Gross Internal Area = 277.0 sq m / 2981.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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