



## Rochester House

48 Rochester Gardens, Hove, BN3 3AW

### For Sale: Income Producing Central Hove Investment - Value Add Opportunity

**3,215 sq ft**  
(298.68 sq m)

- Rare Freehold Investment Opportunity
- Central Hove Location
- Mixed Commercial and Residential Income
- Scope for Asset Management and Reconfiguration
- Total Gross Income - £95,772 per annum

# Rochester House, 48 Rochester Gardens, Hove, BN3 3AW

## Summary

<b>Available Size</b>	3,215 sq ft
<b>Price</b>	Offers in the region of £1,200,000 - Please note that this figure relates to the freehold interest of the entire property, including the long leasehold interest of the residential upper parts, which will be apportioned accordingly
<b>Business Rates</b>	Upon Enquiry
<b>Car Parking</b>	£500 per space / annum
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (85)

## Description

An attractive and income-producing freehold investment opportunity situated in a prime central Hove location, moments from Church Road and within one of the town's most established commercial and residential neighbourhoods.

Rochester House comprises a four-storey mid-terrace property arranged as a mix of well-presented office accommodation over the ground, first and second floors, with a third-floor self-contained residential apartment currently let on an informal basis.

The building is well-maintained and offers bright, modern and functional workspaces, with shared kitchenette and WC facilities throughout, providing flexibility for a range of occupiers and future reconfiguration potential, subject to the necessary consents.

This is a unique opportunity to acquire a freehold asset in central Hove with immediate income, genuine value-add potential and long-term rental and capital growth prospects in a high-demand location.

## Location

Rochester House is prominently situated within Rochester Gardens, a quiet cul-de-sac located just off Church Road, in the heart of central Hove. The surrounding area is a well-established and affluent enclave, characterised by a mix of professional offices, residential dwellings and boutique commercial occupiers.

Church Road is one of Hove's principal commercial thoroughfares, offering a strong retail and leisure presence with numerous national operators, independent cafés, restaurants, and essential amenities all within a short walking distance. The location continues to attract both local businesses and professional occupiers, enhancing the investment appeal of the area.

Hove Station lies approximately 0.6 miles to the north (12 minutes on foot), providing regular rail services to Brighton, Gatwick Airport and London Victoria, making the area particularly attractive to commuting professionals. Excellent bus services operate nearby, while the A23 and A27 are easily accessible, providing efficient road connectivity to wider Sussex and London.

This location combines the commercial vibrancy of central Hove with the quiet charm of a private road setting.

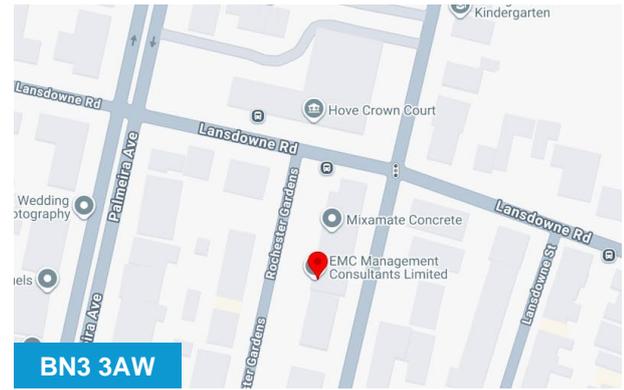
## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Lobby	86	7.99
Ground	Kitchen	86	7.99
Ground	Office	735	68.28
1st	Kitchen	49	4.55
1st	Office	782	72.65
2nd	Kitchen	39	3.62
2nd	Office	738	68.56
3rd	One Bedroom Residential Flat	700	65.03
<b>Total</b>		<b>3,215</b>	<b>298.67</b>

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to



## Viewing & Further Information



**Oliver Graves**

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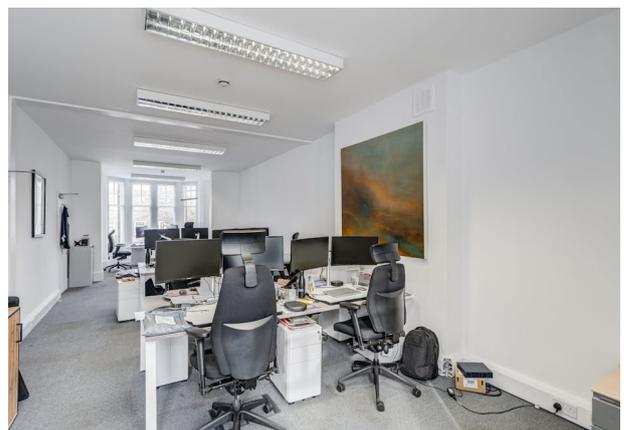
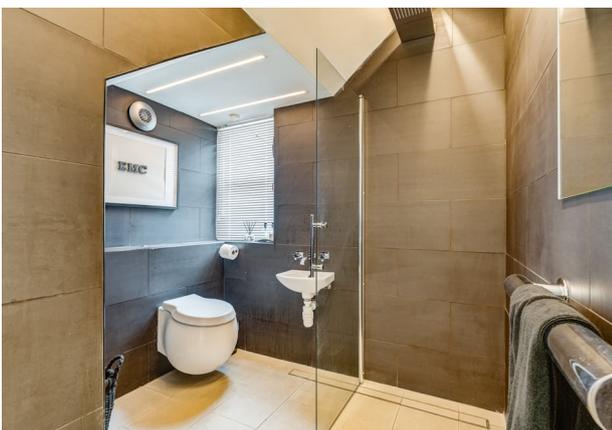
provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).









## Energy performance certificate (EPC)

Rochester House 48 Rochester Gardens HOVE BN3 3AW	Energy rating <b>D</b>	Valid until: <b>25 September 2035</b>
		Certificate number: <b>2135-3211-8952-2505-6221</b>

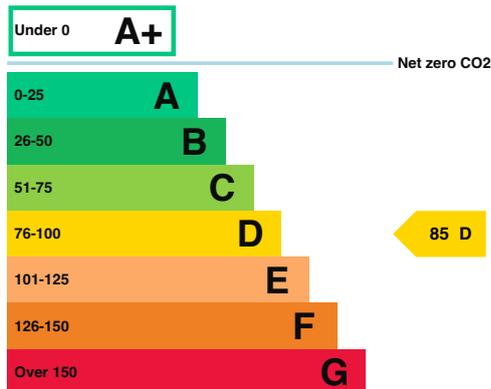
Property type	Offices and Workshop Businesses
Total floor area	276 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>0 A</b>
If typical of the existing stock	<b>83 D</b>

