



33 Sackville Road

Hove BN3 3WA

Guide Price £950,000 - £1,000,000

- INVESTMENT OPPORTUNITY
- ARRANGED AS FOUR FLATS
- CURRENT ANNUAL RENT OF £52,440
- THREE ONE BEDROOM FLATS

- GROUND FLOOR TWO BEDROOM GARDEN FLAT
- CENTRAL LOCATION
- UNDER ONE TITLE
- NO ONWARD CHAIN

An exceptional opportunity to acquire a substantial end-of-terrace property arranged as four self-contained flats, offered for sale under a single freehold title.

The accommodation comprises a spacious two-bedroom ground floor flat and three well-proportioned one-bedroom flats, all fully let on assured shorthold tenancies. The property currently produces a strong annual gross income of £52,440, offering an immediate and reliable return for investors.

Positioned in a highly sought-after and convenient location, the property is just a short walk from Hove mainline station, providing excellent transport links, and within easy reach of the seafront. A vibrant selection of independent shops, cafés, and restaurants are nearby, ensuring consistent tenant demand and long-term rental appeal.

This is a turnkey investment with income in place, ideal for investors seeking a stable asset in a prime coastal location with strong rental fundamentals.

FLAT 1
ENTRANCE HALL Two fitted cupboards, radiator.

KITCHEN/BREAKFAST ROOM Stainless steel sink with drainer and mixer tap, adjacent work surface with cupboards and drawers under, inset ceramic hob with extractor over, electric oven, appliance space, tiled floor, space for table and chairs, radiator, door to side.

LIVING ROOM Large sash bay window, two radiators, coving.

BEDROOM 1 Sash bay window, radiator.

BEDROOM 2 Fitted double wardrobe, radiator, bay with door to garden.

BATHROOM

FIRST FLOOR

FLAT 2
ENTRANCE HALL

KITCHEN West facing. 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent work surface with cupboards and drawers under, eye level wall cupboards, ceramic hob with extractor over, oven, sash window, radiator, boiler.

LIVING/DINING ROOM West Facing. Sash bay window, radiator.

BEDROOM Two sash windows, radiator.

ENSUITE BATHROOM Comprising panelled bath with mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low level w.c., heated ladder style towel rail.

FLAT 3
KITCHEN/LIVING ROOM

Kitchen Area
Stainless steel sink and drainer with mixer tap, adjacent laminate work surface with cupboard and drawer under, matching eye level wall cupboards, hob with extractor over, oven.
Living Area
Window, radiator.

BEDROOM Window, radiator, gas fired boiler.

ENSUITE SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c., heated ladder towel rail, part tiled walls.

TOP FLOOR
FLAT 4

ENTRANCE HALL Eaves storage.

KITCHEN Stainless steel sink and drainer with mixer tap, adjacent laminate work surface with cupboard and drawer under, matching eye level wall cupboards, inset ceramic hob with extractor over, oven, appliance space, velux window, tiled splashback, 'Glow Worm' gas fired boiler.

LIVING ROOM Window, radiator, eaves storage.

BEDROOM Window, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c., heated ladder style towel rail, part tiled walls.



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