



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

£725,000

Wilbury Avenue

Hove, BN3 6HR

## PROPERTY SUMMARY

A prime investment opportunity to acquire the freehold of a stunning period property on Wilbury Avenue, featuring eight generously sized bedsits spread across the top two floors. Boasting over 1,700 sq. ft. of space, this impressive residence includes two well-appointed bathrooms and offers an excellent rental income stream. Currently let under AST agreements, the property generates approximately £70,000 per annum, making it a highly lucrative addition to any portfolio. There is scope to increase the rent streams in the near future. Rental stream virtually unbroken for many years with minimal voids.

Wilbury Avenue is a sought-after location, positioned between The Drive and Newtown Road, providing convenient access both in and out of the city. The area is well-connected, with Hove Station just two minutes' walk away, offering direct transport links to Brighton, Gatwick, Central London and east and west lines. Additionally, a variety of local amenities, including shops, cafes, bars, and restaurants, can be found along the vibrant Church Road just to the south. The picturesque Hove seafront is also within easy reach, perfect for leisurely walks along the coast.

Hove parks are also a short distance away to the north. Regular bus services operate throughout the area, ensuring seamless connectivity to central Brighton and beyond.

With its desirable location, impressive rental yield, and charming period features, this property presents an exceptional, rarely available opportunity for investors and developers alike.

Freehold also comprises two ground floor apartments sold off on long leases. Viewing highly recommended.

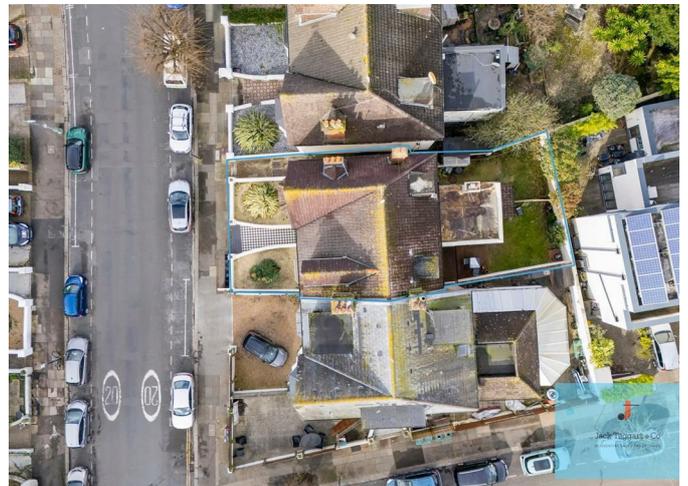
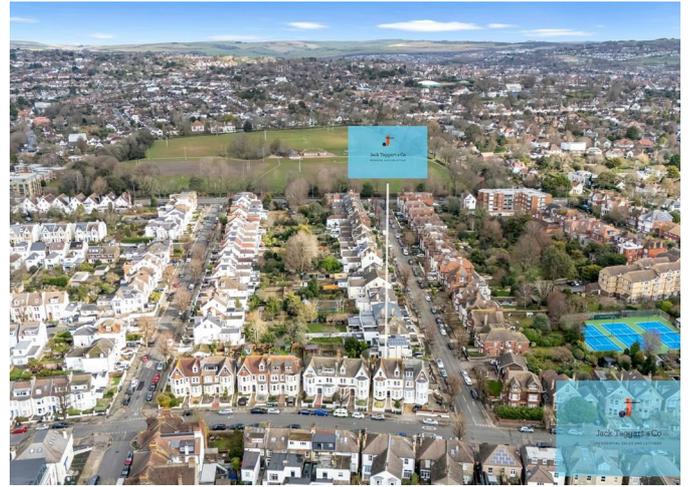
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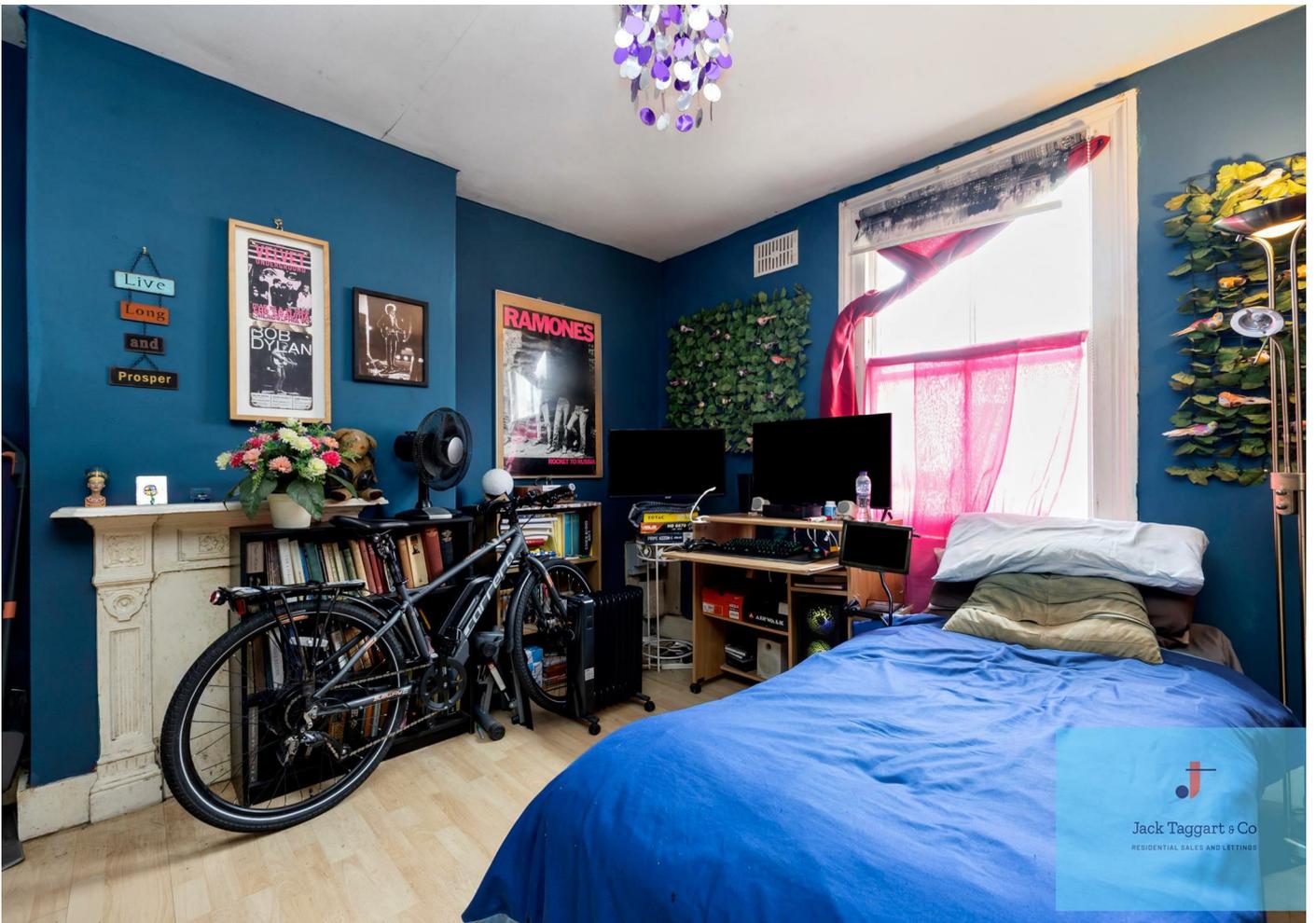


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## Wilbury Avenue



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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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