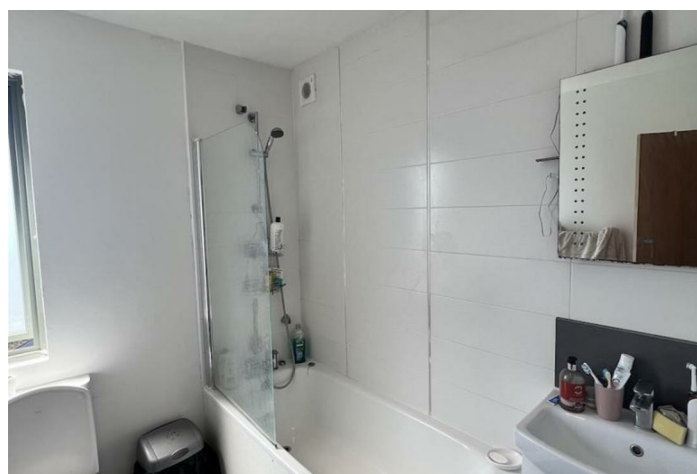
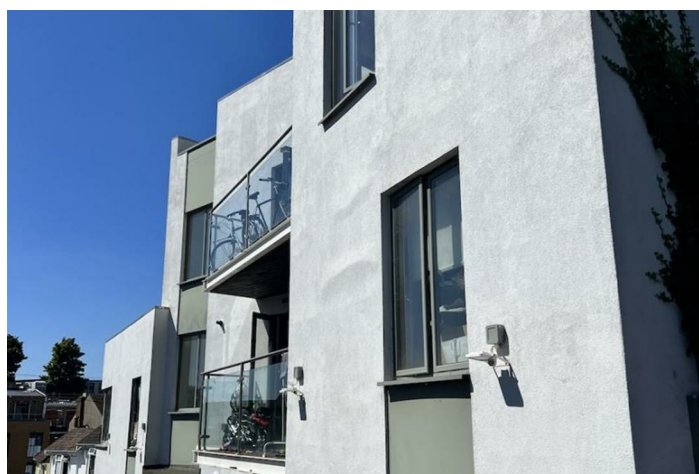


FREEHOLD



Apartment (EPC Rating: B)

FREEHOLD GATE 2 FREEHOLD TERRACE, BRIGHTON, BN2 4AB

Guide Price

£1,650,000

**ASTON
VAUGHAN**
Sales and Lettings

0 0 1 B

1 Bedroom Apartment located in Brighton

Freehold Investment For Sale: Rare and Secure Residential Investment Opportunity

This modern, well-presented residential development comprises seven self-contained apartments, offering a mix of one, two, and three-bedroom units, each benefiting from private outdoor space, including gardens, balconies, or terraces

Constructed within the last decade, the building features a combination of concrete and timber frame construction, finished with coloured render and matching aluminium windows. Internally, each apartment is finished to a high modern standard, with fitted kitchens and bathrooms, gas-fired central heating systems, and a mix of carpet, wood veneer, or tiled flooring.

This presents a rare and secure residential investment opportunity, offering strong rental demand in a highly sought-after location.

Ground, First, Second, and Third Floors: 4,580 sq ft (425.50 m²)

The six apartments are accessed via a main entrance on Pope's Folly, leading to a shared commonway, while Apartment 2A (The Gatehouse) benefits from its own private entrance. Additionally, there are three designated car parking spaces located in front of the main building, facing Freehold Terrace. Two separate garages are also available for purchase.

Ground Floor

Apartment 1 (GIA: 512 sq ft / 47.53 m²) - features an entrance hall leading to a bathroom with a bath and overhead shower, a wash hand basin set on a base unit, a WC, and a heated towel rail. The bedroom has direct access to a patio, while the open-plan living room and kitchen benefit from a modern fitted kitchen and a Worcester gas-fired boiler. Outside, there is a side patio and a small garden area.

Apartment 2 (GIA: 602 sq ft / 55.94 m²) - includes an entrance hall opening into a spacious living room and kitchen with a modern fitted design and a Worcester gas-fired boiler. The property comprises two bedrooms, with the second bedroom providing direct

access to a small external balcony. The bathroom features a bath with an overhead shower, a wash hand basin on a base unit, a WC, and a heated towel rail.

First Floor

Apartment 3 (GIA: 530 sq ft / 49.2 m²) - has an entrance hall leading to a bathroom with a bath and overhead shower, a wash hand basin on a base unit, a WC, and a heated towel rail. The bedroom offers access to a small balcony, and the open-plan living room and kitchen include a modern fitted kitchen and a Worcester gas-fired boiler.

Apartment 4 (GIA: 596 sq ft / 55.41 m²) - is accessed via an entrance hall leading to a bright living room and kitchen with a modern fitted kitchen and a Worcester gas-fired boiler. The apartment offers two bedrooms, with the first bedroom providing access to a small external balcony. The bathroom is fitted with a bath and overhead shower, a wash hand basin on a base unit, a WC, and a heated towel rail.

Second Floor

Apartment 5 (GIA: 530 sq ft / 49.2 m²) - consists of an entrance hall leading to a bathroom with a bath and overhead shower, a wash hand basin on a base unit, a WC, and a heated towel rail. The bedroom has access to a small balcony, while the open-plan living room and kitchen feature a modern fitted kitchen and a Worcester gas-fired boiler.

Apartment 6 (GIA: 1,018 sq ft / 94.56 m²) - is a second and third-floor maisonette. On the second floor, the entrance hall leads to three bedrooms, with the first and third bedrooms having patio doors opening onto balconies. The bathroom is fitted with a bath and overhead shower, a wash hand basin on a base unit, a WC, and a heated towel rail. The third floor comprises a spacious living room and kitchen with stairs leading

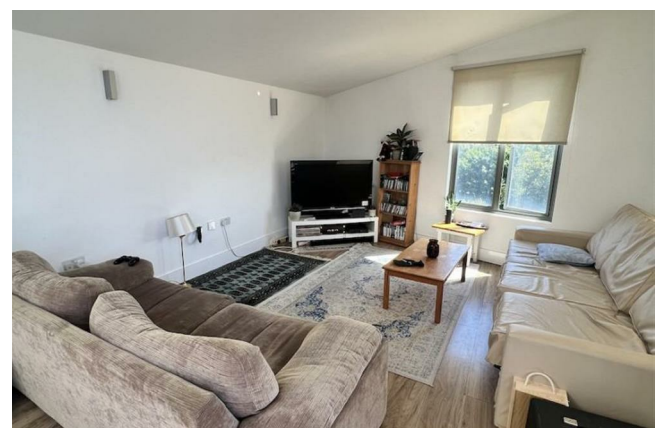


down to the second floor and a step-up to patio doors opening onto a south-facing terrace.

Apartment 2A (The Gatehouse)
(GIA: 792 sq ft / 73.61 m²) - This self-contained property has a separate external entrance. The ground floor features an entrance hallway with stairs leading to the first floor, an open-plan living room and kitchen area, and a utility/cloakroom. On the first floor, the landing includes an airing cupboard and leads to two bedrooms and a bathroom, which is fitted with a bath and overhead shower, a wash hand basin on a base unit, a WC, and a heated towel rail.

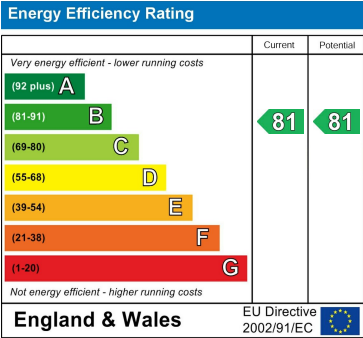
Total Rental Income: £9,440 per calendar month, which equates to £113,280 per annum, before the deduction of any management cost

We have been instructed to offer the freehold interest for £1,650,000 (one million, six hundred and 50 thousand pounds), subject to existing tenancies and rental income. At this purchase level, the investment would generate a Gross Initial Yield of approximately 7.03%. The two adjacent garages are available for purchase at a combined price of £50,000 (fifty thousand pounds)



Council Tax Band
B

Energy Performance Graph



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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 are advised to recheck the measurements.