

Lot No.: 7

2, SUSSEX PLACE

THE HOE, PLYMOUTH, DEVON, PL1 2HT



- A substantial freehold residential investment property of character
- An imposing building arranged as four apartments
- Situated in a quiet cul-de-sac in a prime letting district in close proximity to Plymouth Hoe and the City Centre
- Currently fully let and producing a gross rental income equating to approximately £22500 per annum

Tenure Freehold subject to existing tenancies.

EPC Rating

Lower Ground Floor Flat: D51
Ground Floor Flat: D61
First Floor Flat: F25
Second Floor Flat: D62

Property Details

Location

Sussex Place is situated off Citadel Road within easy walking distance of the City Centre and the waterfront along Plymouth Hoe.

Description

A bay fronted building arranged as four flats and enjoying the benefit of a central location in the heart of a favoured residential area popular for both owner occupation and for letting purposes. The main roof surface has been renewed in recent years. The property is offered subject to the existing Assured Shorthold tenancies which at the time of going to print are as follows:

Lower Ground Floor Flat: Flat 1 let at a rent of £420 per calendar month

Ground Floor Flat: Flat 2 let at a rent of £550 per calendar month

First Floor Flat: Flat 3 let at a rent of £425 per calendar month

Second Floor Flat: Flat 4 let at a rent of £480 per calendar month

Accommodation

Lower Ground Floor

A self contained flat accessed from forecourt and comprising:

Vestibule Entrance, Entrance Hall, Sitting Room, Bedroom (double), Kitchen and Bathroom with separate W.C.

Ground Floor

Communal Vestibule Entrance and Entrance Hall.

A self contained ground floor flat comprising:

Sitting Room, Bedroom (double), Inner Hall, Kitchen, Bathroom and separate W.C.

First Floor

Half Landing with Cloakroom with W.C. for the use of the Second Floor Flat and a Shower Room and separate W.C. for the use of the First Floor Flat.

A first floor flat comprising:

Entrance Lobby, Sitting Room, Bedroom (double) and Kitchen.

Second Floor

A second floor flat comprising:

Landing, Sitting Room, Bedroom (double) and Kitchen/Breakfast Room with shower cubicle.

Outside

Enclosed rear courtyard garden.

Guide Price Circa £225,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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