

R2R - SA INVESTMENT

DECEMBER 12, 2023 –
BARTHOLOMEW SQUARE, BRIGHTON,
BN1

SAVVY SOURCING

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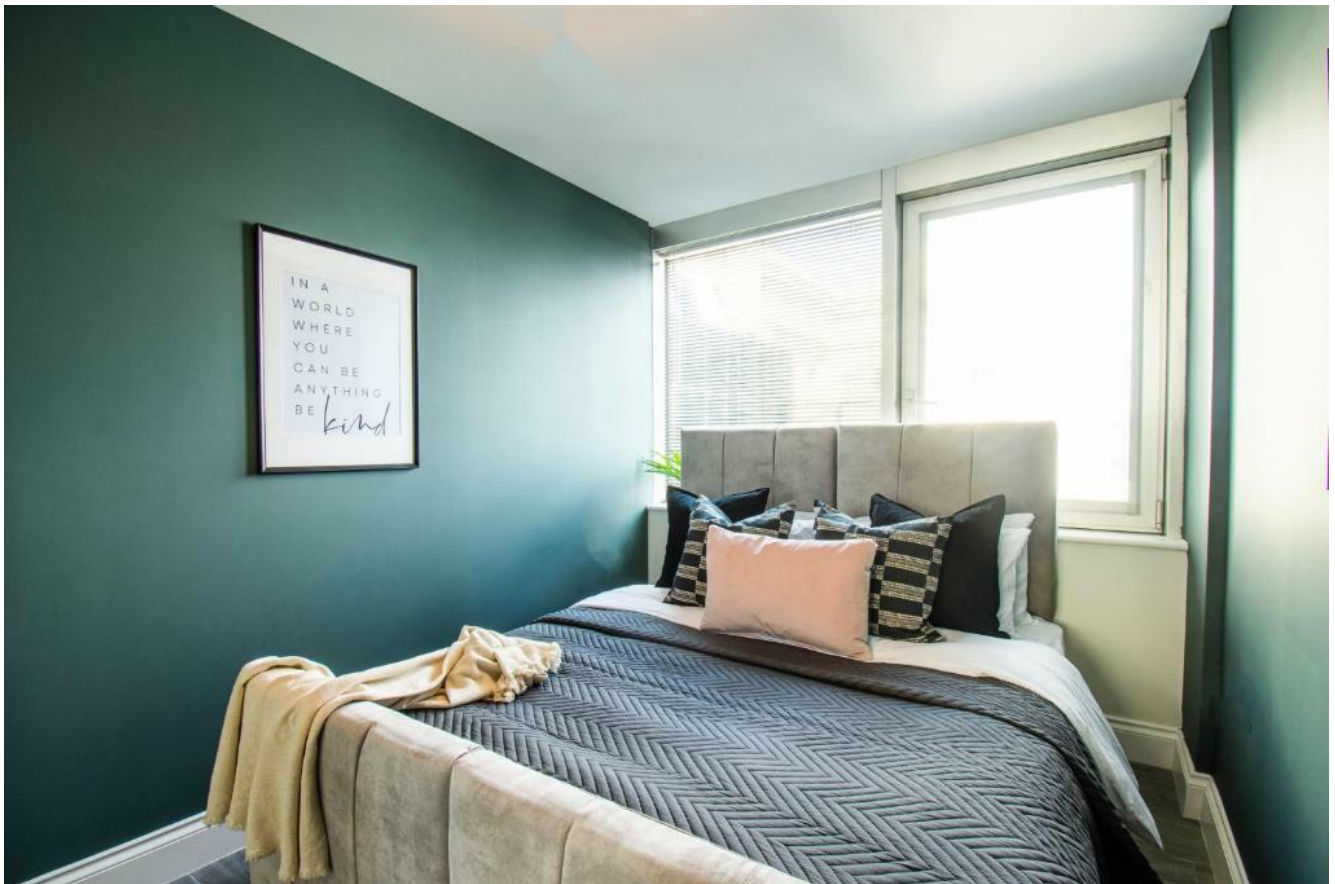
BRIGHTON, BN1





CENTRAL BRIGHTON - 2 Bedroom Apartment







Key features

- Second Floor Apartment
- High Finish Throughout
- Central Brighton Location
- Underfloor Heating
- Two Passenger Lifts
- Furniture Optional
- Spacious Open Plan Kitchen Living Room
- Short Walk To Brighton Station and Next To Seafront

Property description

A luxurious 2 bedroom second floor apartment, comprising of exceptionally modern bathrooms and kitchens with appliances. The property boasts of town, sea and city views, in an extremely central location in Brighton.

Through impressive common ways and by lift access, the apartments are organised over 6 floors. Each property has the most modern of fitments in the kitchen and bathrooms.

The building is located in Bartholomew Square off Little East Street, within 100 meters of the seafront and forms part of Brighton's famous Lanes. Other renowned landmarks within the immediately vicinity include the world famous Royal Pavilion, Brighton Pier, Theatre Royal and The Brighton i360 – The world's tallest moving observation tower.

£969 NET PROFIT BASED ON 70% OCCUPANCY

PROJECTED INVESTMENT FINANCIALS

Income

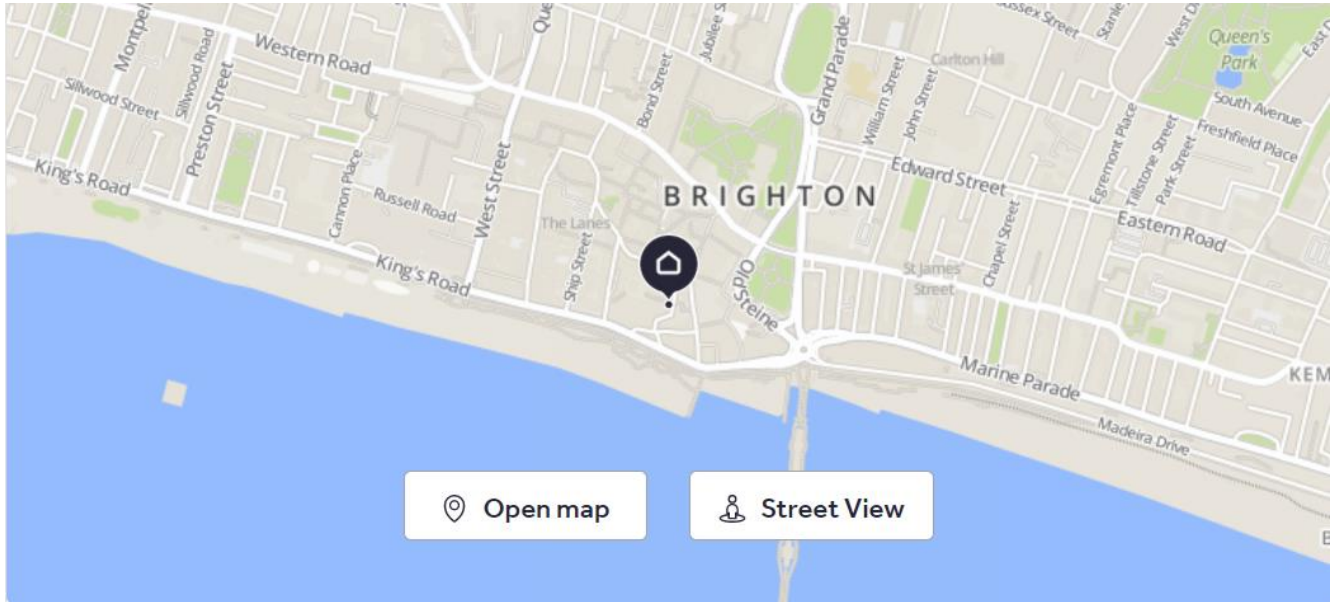
Term:	3 Years	
Average Nightly Rate:	£200	
Occupancy	70%	
Total Monthly Income	£4,258	PCM

Expenditure

Tenancy Deposit:	£,2307	
Rent	£2,100	PCM
Council Tax/Utilities/Cleaning	£500	PCM
Mgt Fee @ 18%	£689	PCM
Total Monthly Expenditure	£3289	PCM

Net Profit PCM £969
Net Profit PA £11,628
Net Profit 3 Year Term £34,884
Sourcing Fee £3,000

LOCATION





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