





# Flat 1-6, Beauchamp Court, Wilmington Gardens, Eastbourne

OIRO £1,800,000 Freehold

12 bedroom detached house for sale

## Description

Situated in the affluent Lower Meads area of Eastbourne, this recently refurbished block of six fully-let, two-bedroom self-contained flats presents a lucrative investment opportunity. With an impressive track record of asset appreciation in the last decade, the owner is increasing rents to £90,000+ per annum gross. This property, with its desirable location, offers a unique proposition for investors seeking a prime asset in a high-demand area.

### Property Highlights:

**Fully Let and Recently Refurbished:** The block comprises six spacious flats spread across six respective floors, each benefiting from recent refurbishments and high-quality specifications.

**Stunning Features:** The flats boast modern features, including lift access, open-plan living areas, balconies with sea views, and for Flat 1, a private garden and additional bathroom.

**Parking and Common Ground Access:** The property comes with five parking spaces to the front and legal access to the common grounds at the rear, enhancing its overall appeal.

**Warranties and Upgrades:** The refurbishment included essential upgrades such as a new staircase, lift, recovered roof, uPVC sash windows, and the latest fire and sound protection, all backed by comprehensive warranties.

### Location:

Situated directly opposite the Congress Theatre in the 'Devonshire Quarter,' the property is in close proximity to Eastbourne's Seafront, town center, and mainline train station. This prime location offers an ideal setting



for holiday lets, making it an attractive proposition for investors looking to capitalize on the flourishing South Coast tourism industry.

Accommodation:

The block comprises six flats, each offering a unique living experience. With a total of 4,348 sq ft, the flats range in size from 677 sq ft to 819 sq ft, catering to various tenant preferences.

Terms:

EPC Ratings: Flats 1-3 rated E; Flats 4-6 rated D.

Council Tax Band: All six flats rated B.

Planning Approval: Approved by Eastbourne Borough Council (ref: 180232) on 12 November 2018.

Tenure: Freehold title EB11155, with the option for the company-owned building to be sold as a going concern.

Price: On application. Potential to acquire the neighboring freehold investment block of 15 flats from the same owner.

This property represents a rare opportunity to invest in a prime location with a robust rental income, strong growth potential, and a range of future development possibilities. For further details and to explore this unique investment, please contact us at your earliest convenience.

Tenure: Freehold

**Tenure**

Freehold











FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR





Viewing by appointment only

Milestone Group

39-41 Seaside, Eastbourne, East Sussex BN22 7NB

Tel: 01323 635510 Email: [james@milestonegroup.net](mailto:james@milestonegroup.net) Website: <https://milestonegroup.net>



