



31 Sackville Road, Bexhill-On-Sea, TN39 3JD  **5**  **3**  **2** 

Offers In Excess Of £600,000

****Investment Opportunity - Freehold Mixed-Use Property with Excellent Rental Potential****

Maltbys are delighted to present an exceptional investment opportunity in a prime location, 31 Sackville Road comprises a recently refurbished commercial unit with basement, a private office with rear garden, and two beautifully presented residential apartments - offering strong rental potential from multiple income streams. The commercial unit and studio are each benefitting from private WC's.

Situated in a thriving area with strong tenant demand and excellent transport links, this freehold property provides a high-yield investment opportunity with scope for further growth.

GROUND FLOOR

RETAIL UNIT - A spacious a modern shop with excellent frontage previously occupied by a takeaway dessert shop, the property was recently refurbished throughout and benefits from a clean and dry basement. Rental value approx £10,000pa

REAR OFFICE & GARDEN - A separate office space with access to a private garden, currently occupied by the current owner for their own business use. Rental value approx £5,000pa

RESIDENTIAL ACCOMODATION

FLAT A (FIRST FLOOR) - A two-bedroom, one-bathroom flat, fully renovated in 2022 to a high standard. Currently tenanted on an AST at £950pcm, with potential to increase.

FLAT B (SECOND & THIRD FLOOR) - A three-bedroom maisonette, including one bathroom with shower and an en-suite with bath/shower. The property was fully renovated with a loft conversion in 2022, and features an open-plan kitchen/lounge/diner. Vacant on possession with a potential rental income of £1,350pcm.

- **Mixed-Use Investment**
- **Town Centre Location**
- **Freehold**
- **Private Rear Garden**
- **Recently Refurbished**
- **0.5 Miles from Train Station**
- **Popular Area**
- **Available Now!**

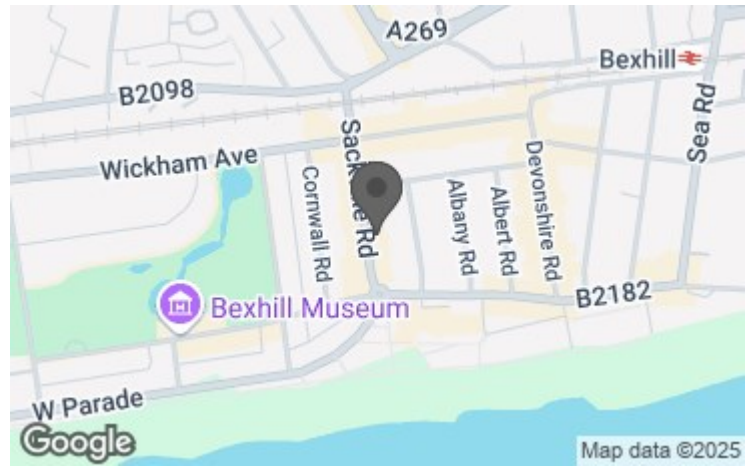
MAISONETTE - Three Bedroom



FIRST FLOOR FLAT - Two Bedroom



RETAIL UNIT



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