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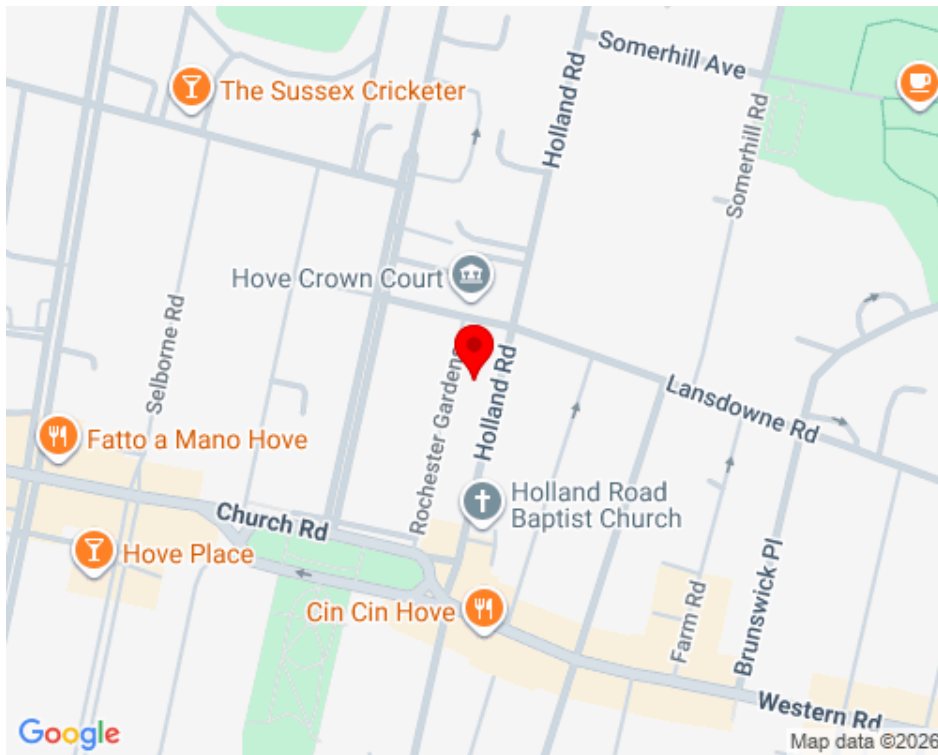
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48 Rochester Gardens, Hove, BN3 3AW

FOR SALE: INCOME PRODUCING CENTRAL HOVE INVESTMENT - VALUE ADD OPPORTUNITY

LOCATION



Rochester House is prominently situated within Rochester Gardens, a quiet cul-de-sac located just off Church Road, in the heart of central Hove. The surrounding area is a well-established and affluent enclave, characterised by a mix of professional offices, residential dwellings and boutique commercial occupiers.

Church Road is one of Hove's principal commercial thoroughfares, offering a strong retail and leisure presence with numerous national operators, independent cafés, restaurants, and essential amenities all within a short walking distance. The location continues to attract both local businesses and professional occupiers, enhancing the investment appeal of the area.

Hove Station lies approximately 0.6 miles to the north (12 minutes on foot), providing regular rail services to Brighton, Gatwick Airport and London Victoria, making the area particularly attractive to commuting professionals. Excellent bus services operate nearby, while the A23 and A27 are easily accessible, providing efficient road connectivity to wider Sussex and London.

This location combines the commercial vibrancy of central Hove with the quiet charm of a private road setting.

Description:

An attractive and income-producing freehold investment opportunity situated in a prime central Hove location, moments from Church Road and within one of the town's most established commercial and residential neighbourhoods.

Rochester House comprises a four-storey mid-terrace property arranged as a mix of well-presented office accommodation over the ground, first and second floors, with a third-floor self-contained residential apartment currently let on an informal basis.

The building is well-maintained and offers bright, modern and functional workspaces, with shared kitchenette and WC facilities throughout, providing flexibility for a range of occupiers and future reconfiguration potential, subject to the necessary consents.

This is a unique opportunity to acquire a freehold asset in central Hove with immediate income, genuine value-add potential and long-term rental and capital growth prospects in a high-demand location.

Key Features:

- Rare Freehold Investment Opportunity
- Central Hove Location
- Mixed Commercial and Residential Income
- Scope for Asset Management and Reconfiguration

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Lobby	867.99	Ground Floor	
Kitchen	867.99	Ground Floor	Office	735	68.28	First Floor
Kitchen	494.55	First Floor	Office	782	72.65	Second Floor
Kitchen	393.62	Second Floor	Office	738	68.56	Third Floor
One Bedroom Residential Flat	700	65.03	Total	3,215	298.67	

Price:

Offers in the region of £1,200,000 Please note that this figure relates to the freehold interest of the entire property, including the long leasehold interest of the residential upper parts, which will be apportioned accordingly

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.























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