



FOR SALE

50A Livingstone Road
Hove, East Sussex, BN3 3WL



50A Livingstone Road
Hove, East Sussex, BN3 3WL

Key Features

- Self contained office building
- With private driveway and parking
- Fitted with LED lighting, kitchen, AC and WCs to the 1st floor
- Suitable for owner occupier or possible redevelopment (STP)
- Located close to Hove railway station behind The Exchange public house
- Freehold interest with vacant possession
- Guide price £425,000 stc

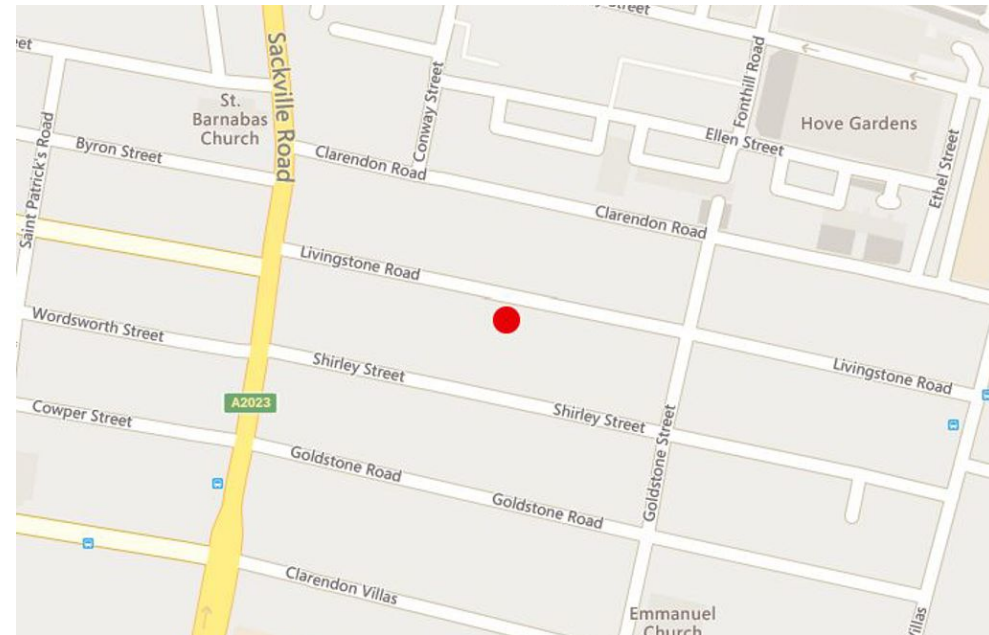




50A Livingstone Road
Hove, East Sussex, BN3 3WL

Location & Situation

The property is situated in Hove, located on the southern side of Livingstone Road and tucked behind two properties (one of which being the Exchange Public House) and accessed via a private driveway. The property is located within a few minutes' walk of Hove railway station.





50A Livingstone Road
Hove, East Sussex, BN3 3WL

Description & Accommodation

The premises comprises a 2-storey office building, which has brickwork and part rendered elevations, double-glazed UPVC windows and is understood to have flat felt-covered roofing that was replaced in 2023. It is set out as office accommodation at ground and first floor levels, with two internal staircases giving access to the first floor.

To the front of the building is a hard-surfaced yard area and access driveway, with parking for around 3-4 cars if stacked on the driveway. There is also a timber storage shed on a raised concreted area in the yard.

The property has the following approximate Net internal areas:

Area	Sq Ft	Sq M
Ground Floor	775	72
First Floor	665	61.78
Total	1,430	132.85





50A Livingstone Road
Hove, East Sussex, BN3 3WL

Rateable Value

Rateable Value (2023): £18,000

EPC

We understand the property has an EPC rating of C-62.

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





50A Livingstone Road
Hove, East Sussex, BN3 3WL

Terms

Offers are invited in the region of £425,000 for the freehold interest with vacant possession.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not elected for VAT.

Anti Money Laundering Regulations 2017

Due to Government legislation, we are legally obliged to undertake Anti-Money Laundering checks on prospective Purchasers / Tenants where a transaction has a capital value of €15,000 (Euro) or more or a rental value of €10,000 (Euro) per calendar month or more. This includes checking proof and source of funds. Please note that we need to obtain the relevant information and record this on file before a transaction can be contracted.



Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 740396

Nick Martin
n.martin@flude.com
01273 740381

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

30 July 2025

