



FOR SALE

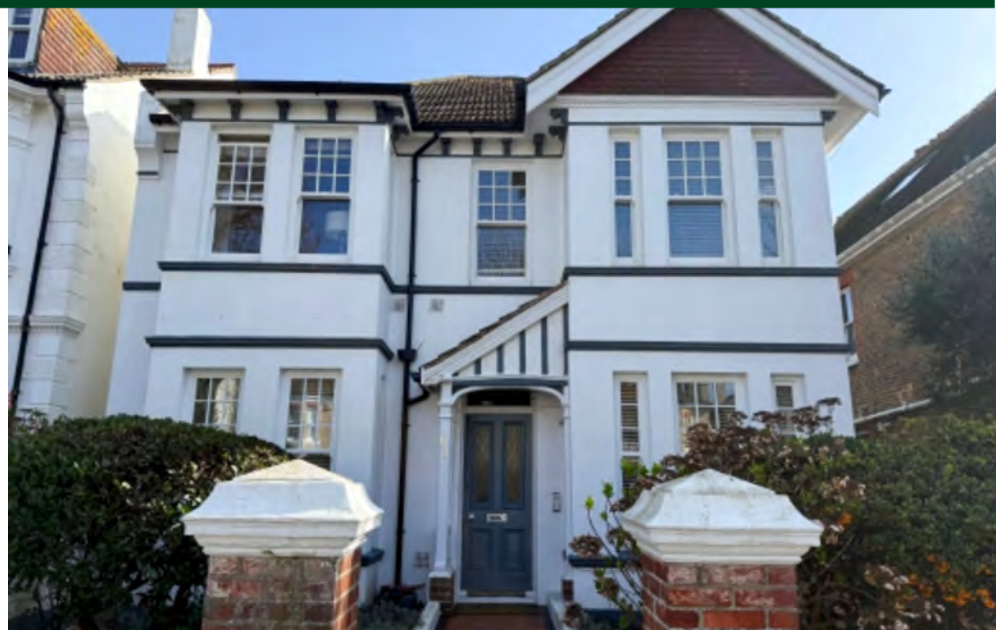
Arthur House
53 Walsingham Road Hove,
East Sussex, BN3 4FE



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Key Features

- Substantial detached period property
- The property has been divided into four individual flats which are all let on tenancies to private individuals
- Located in the attractive Sackville Gardens Conservation Area of Brighton and Hove
- Hove beach and lagoon are to the immediate south.
- Gross income £3,344 pcm or £40,128 per annum
- Total gross area of the building is 1,756 sq ft
- Investment - We have been instructed to market the freehold interest, subject to the existing tenancies and contract, at offers in excess of £795,000.

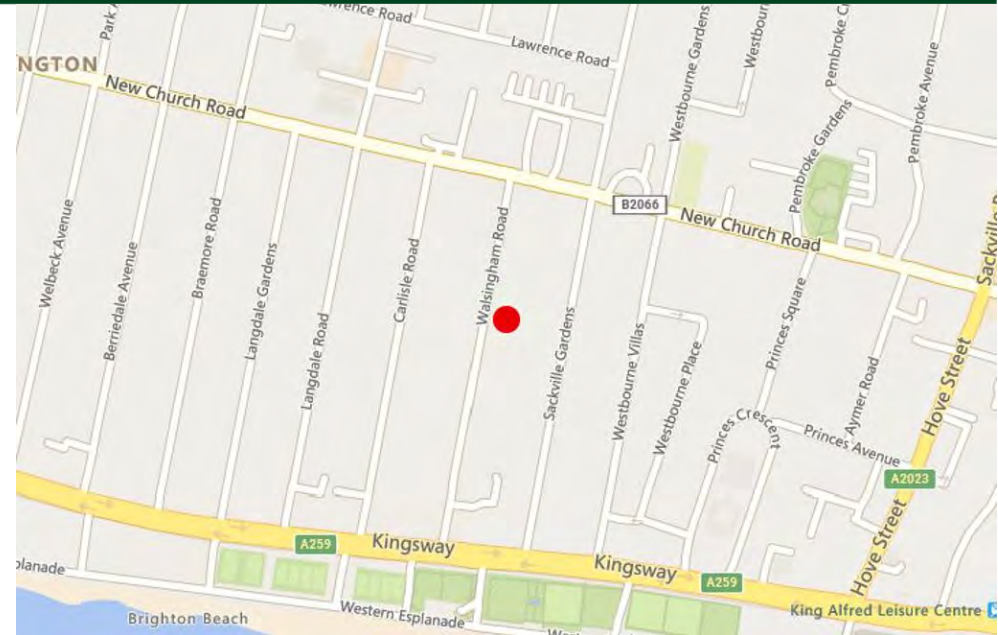




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Location & Situation

Situated within easy reach of Hove seafront, local schools, parks, cafés and transport links, Walsingham Road is considered one of the area's most desirable residential addresses, offering a perfect balance of proximity to the beach and easy and frequent access links to center of Brighton. Hove seafront is located at the bottom of the street.





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Description

A substantial detached period residence occupying a prominent position on the sought-after Walsingham Road in Hove. This former elegant family home combines some classic architectural detailing offering well proportioned accommodation arranged over two floors.

The property is approached via an attractive front garden with mature planting, established shrubs and brick boundary walls. The elegant white-rendered facade is complemented by contrasting detailing, sash-style windows and a covered entrance porch, enhancing the buildings period nature.

To the side of the house is a valuable gated access path leading to the rear, ideal for bicycles, bins and day-to-day practicality. This also benefits from a dropped path allowing off road parking with the necessary works undertaken and permissions granted if required.

The property has been divided into four individual flats. Each flat typically benefits from a bedroom with an en suite bathroom and a second room providing the living area plus kitchen.





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Council Tax bandings

Each of the four flats have a Council Tax Band of A.

EPC

We understand the all the flats have EPC ratings of D.

Planning

The property is within the Sackville Gardens Conservation Area of Brighton and Hove. Brighton and Hove are a unitary authority in East Sussex.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Tenancy & Accommodation Schedule

53 Walsingham Road, Hove

Flat	Floor	Bedrooms	sq ft	sq m	EPC Rating	Rent pcm	Rent Pa	Tenancy Effective From	Occupied Since	Deposit
Flat 1	Ground Floor	1 Bed	369	36	D-63	£996	£11,952	07-Jul-25	17-Aug-18	yes - not specified
Flat 2	Ground Floor	1 Bed	327	28	D-58	£695	£8,340	04-Mar-20	12-Nov-13	£801.92
Flat 3	First Floor	1 Bed	344	36	D-67	£788	£9,456	30-Dec-22	13-Dec-19	£865.38
Flat 4	First Floor	1 Bed	359	30	D-57	£865	£10,380	20-Jan-21	20-Aug-18	TBC
Total			1399	130			£40,128			

Total GIA including common areas is 1,756 sq ft (163.14 sq m)

We understand rents are currently inclusive of utilities.



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Terms

Investment - We have been instructed to market the freehold interest, subject to the existing tenancies and contract, at offers in excess of £795,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

11 June 2026

