

G&P PROPERTY SERVICES

Brighton Seafront

ELEGANT TWO BEDROOM APARTMENTS IN PEACEHAVEN

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PROPERTY OVERVIEW

This development features a modern two-storey building comprising two spacious 2-bedroom apartments, each offering a generous floor area of 74m². Situated on Ambleside Avenue in Peacehaven, the site includes three allocated off-road parking spaces and is located in a prime position very close to the seafront.



PROPERTY KEY FEATURES

TWO APARTMENTS (74M² EACH)

2 BEDROOMS , 2 BATHROOMS



- Prime Coastal Location: Situated just a 3-minute walk from the Peacehaven seafront and undercliff walks.
- Only a 15-minute drive to the iconic Brighton Palace Pier.
- Modern Off-Road Parking: 3 allocated parking spaces



THE FLOOR PLAN

The internal layout has been intelligently mirrored across both levels to ensure maximum spatial efficiency and consistency.

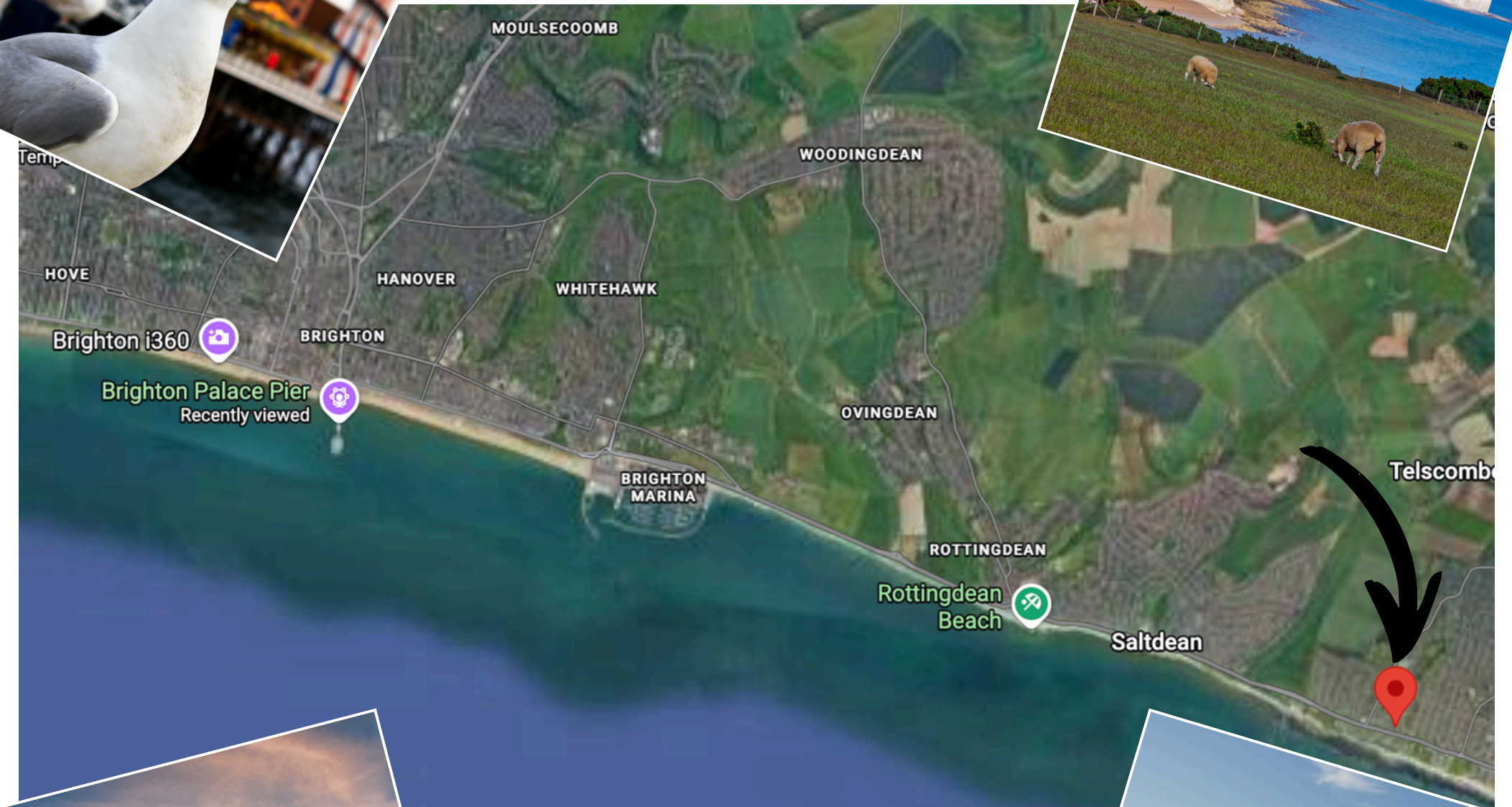
The ground floor and first floor apartments feature an identical floor plan, each offering a well-proportioned two-bedroom configuration designed for modern coastal living.

This approach streamlines construction while providing both residents with the same high-standard of living.



THE LOCATION

- Peacehaven, East Sussex: A family-friendly coastal town positioned on the iconic white chalk cliffs, offering a peaceful residential lifestyle with direct access to sea-view walks.
- Vibrant Brighton (15-Minute Drive): Benefit from the historic Palace Pier, lively beach bars, the charming "Lanes" shopping district, and the panoramic i360 tower.
- Breathtaking 'Seven Sisters' (30-Minute Drive): Explore the globally renowned Seven Sisters cliffs and Country Park, perfect for hiking and outdoor adventure.
- Great Transport Links: The area boasts a high-frequency bus service to Brighton (every 10–15 minutes) and is just a 10-minute drive to Newhaven Town station for direct rail links to London, Lewes, and Eastbourne.



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INVESTMENT HIGHLIGHTS

- Seeking £350k investment to create 2 new build modern apartments
- Market Value upon completion £575k
- Return on investment within 12 months
- Refinance to Buy-to-let apartments
- 6.2% Rental Yield

Finacial Summary - Brighton Deal	
Land Acquisition Costs	£ 100,000
Build & Construction Costs	£ 222,000
Legal Fee's	£ 2,850
Professional Fee's	£ 3,885
CIL Cost	£ 21,625
	350,360
Investor's Return (Based on 10% for 12 month period)	£ 33,036
Grand Total :	£ 385,396
Market Value on Completion :	£ 575,000
Profit Margin	£ 189,604

Mortgage Refinance (25% Buy to let)	£ 143,750
Remaining left in deal	£ 45,854

Annual Rent £36,000 / Property Value £575,000 x 100 =	6.2% Rental Yield
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WHY IS THIS A GREAT OPPORTUNITY FOR INVESTORS?

- **Diverse Market Versatility:** The 2-bedroom, 74m² configuration is the most liquid asset type in the UK market, catering equally to young professionals, small families, and retirees seeking a manageable coastal retreat.
- **High-Yield Potential:** Located just short drive away from the Brighton city centre, the property is perfectly positioned for the lucrative holiday let market, offering a more tranquil and cost-effective alternative to the city center for tourists.
- **Low Maintenance & Efficiency:** As a new-build project, the development will benefit from modern building standards, providing the high energy efficiency ratings increasingly required by modern tenants.





**DO YOU HAVE ANY QUESTIONS?
ARE YOU INTERESTED IN BEING PART OF THIS PROJECT?**

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