



THE EXCITEMENT
IS BUILDING IN EASTBOURNE.

84
CAPITAL

UNITED KINGDOM

INVESTMENT SUMMARY

84 capital are proud to present the development of Grande View within the delightful coastal town of Eastbourne.

This development of luxurious one and two bedroom apartments is an extremely rare opportunity to own one of the very few remaining sea-view developments within the region.



CREATING VALUE

84 Capital has developed Grande View - high quality accommodations with supreme fixtures and fittings throughout, which are extremely attractive to buyers seeking discerning modern amenities but also characteristic period features.

APARTMENT SPECIFICATIONS TO INCLUDE:

Traditional 'herringbone' pattern flooring

Unique feature walls

Characteristic high ceilings

Luxury Tiled bathrooms providing a 'Victorian era' charm

High end and contemporary kitchens with top of the range appliances

Intercom system throughout



MARKET OVERVIEW

84 Capital have developed a period property with eleven exclusive apartments, appealing to clients seeking high quality luxury accommodation in the area.

This also represents an ideal opportunity for buy-to-let investors seeking good levels of return on their investment, as well as exceptional re-sale values in a buoyant and growing real-estate market.

Each of the eleven apartments provide uncompromising and high quality accommodation that offers a 'ready to move in' appeal, which usurps local competitive and comparative accommodation; meaning that swift occupancy can be assured at premium rental and re-sale values.



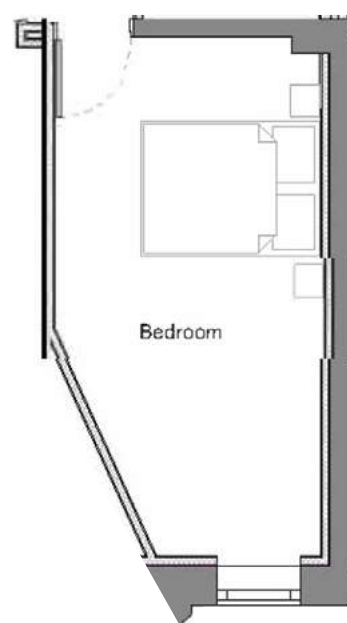
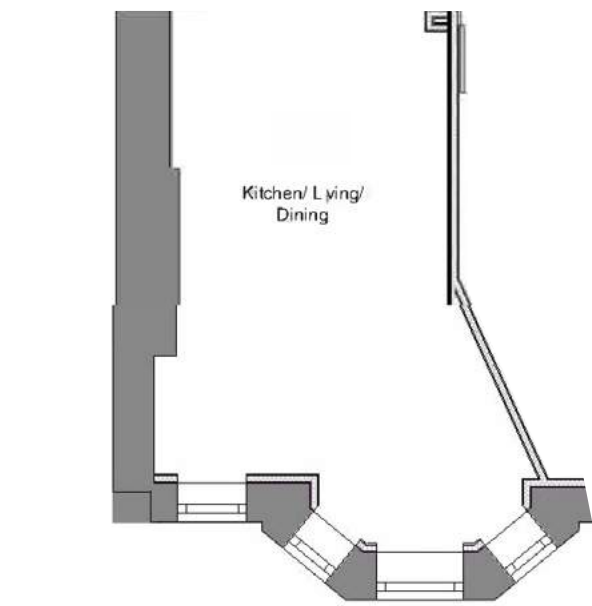
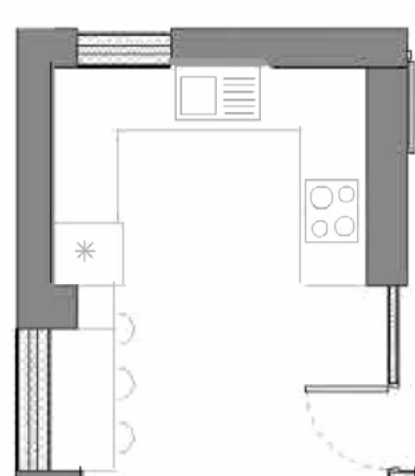
FINANCIAL ANALYSIS

Of all property sales within Eastbourne, 49% were apartments, which means that demand is higher than the national average; However, the availability of property in this category is low.

This means that there remains stiff competition amongst buyers and renters to secure this type of accommodation. Property sale values have continued to grow exponentially at rates exceeding 4% per annum, with a marginal 'Covid' induced dip in 2021. Seaview properties in the southeast coast demand a higher premium both for monthly rent and holiday lets.

Based on our market research, we have anticipated a rental income of anything between £950.00 and £1,500.00 per calendar month giving a yield of between 5%-6%. For Holiday let the apartment of this specification could return around £110.00 - £200.00 per night.





WORLD CLASS FIT OUT FOR EVERY ROOM

LOCATION

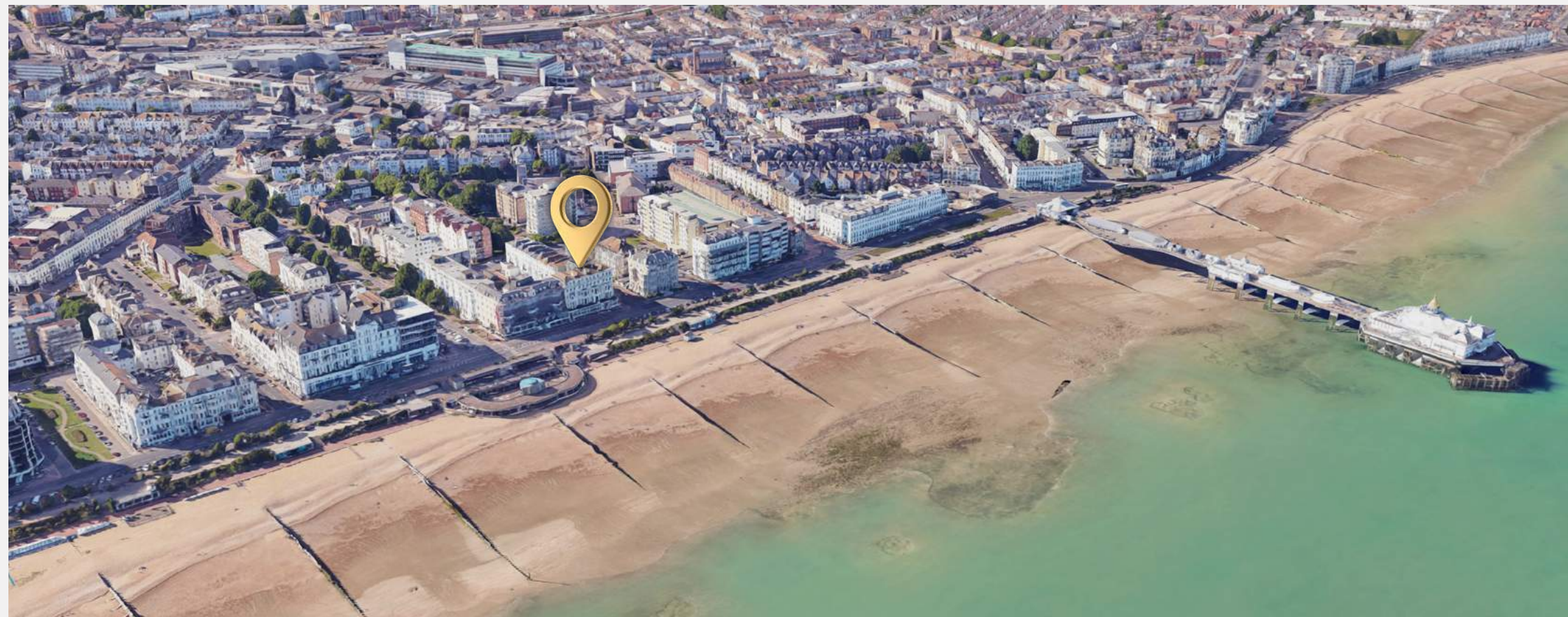
Premium Location - Right next to the beach - literally a few steps away. Some of the apartments also have a **sea view!**

Convenience for residents, as its within walking distance of amenities like **restaurants, shops, cafe's and trendy bars.**

Conveniently situated, **Grand Parade, Band Stand, King's Pier** are all within minutes on foot.

Eastbourne station, a 10 minute walk from the property, allows easy access to regular services to London, Brighton and Gatwick.

While **Brighton** is 20 minutes away by car, **Eastbourne town**, is within the hour from London and Ashford by road.



INTEREST

Early interest is now sought from institutional and private investment sources, that desire to play a key part in this exciting development, which offers realistic and rewarding yields in the short to medium term. Interested parties should contact in the first instance:

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