

Flat 7, Esplanade Mansions, Marine Heights

£240,000

A two-bedroom mansion flat with a slice of sea view, a long lease and sensible service charges.



BEDROOMS	BATHROOMS	RECEPTIONS	TYPE	TENURE	EPC
2	1	1	Apartment	Leasehold	C

About this property

Esplanade Mansions is the red-brick Victorian block at the quieter end of the clifftop, and Flat 7 is a well-proportioned two-bedroom first-floor flat with a sitting room bay that catches a generous slice of sea. High ceilings, picture rails, a separate kitchen, and a bathroom with both bath and shower - the bones here are excellent and the decor is neutral and ready to move into.

The lease runs to 2174 - around 148 years remaining - with a peppercorn ground rent and a service charge of approximately £1,420 per annum that covers buildings insurance, communal cleaning and the maintenance fund. The block replaced its seaward windows with marine-specification double glazing in 2021, so the big-ticket exposure item is already dealt with. The lease does not permit short-term or holiday letting; assured shorthold tenancies are allowed with consent.

That last point matters: flats in this block let quickly at around £975 to £1,050 pcm, putting the gross yield close to 5% for an investor, while owner-occupiers get the cliff lift, the seafront and the Parade cafes on the doorstep. Offered with no onward chain.

Key facts

- Leasehold - approx. 148 years remaining
- Council tax band C
- EPC rating C
- Service charge approx. £1,420 per annum
- Peppercorn ground rent
- No onward chain

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