

St Augustine's Apartments

LOT 2

Freehold AST long term investment.

Apartment block fully let with house builders warranty and on site parking.

Rent Roll £255,240 and ERV £268,000.

Operating Cost circa 5% of total income.

Suitable for serious family offices, institutional or private investors with dry funds.



roche barrett
e s t a t e s



INVEST IN EXCELLENCE

Introduction: St Augustine's Apartments
Florence Road in Brighton – a prestigious
opportunity to invest in a residential block
steeped in history.

Comprising nine meticulously crafted
apartments ranging from one to four
bedrooms.

This noteworthy block of apartment sits
alongside a beautifully renovated Grade 2
Listed Victorian building and epitomises
good taste and historic character.



ARCHITECTURE

Be captivated by the understated timeless elegance of St Augustine's architecture. The restored façade boasts a symphony of premium materials, from special order reclaim bricks to authentic Welsh slate and York Stone evoking an aura of grandeur and distinction. Handcrafted double-glazed windows and doors ensure both aesthetic allure and energy efficiency.



INTERIOR DESIGN

Curated by our team of interior designers. Seamlessly blending contemporary flair with Victorian Gothic charm, each apartment is unique and offers a harmonious fusion of style and functionality, from under-floor heating to high end floor and wall insulation to acoustic flooring spec, Oak engineering floor finishes and Italian and Spanish ceramic wall tiles.

LUXURIOUS AMENITIES

Meticulously appointed bathrooms and bedrooms. Featuring aerated showers, branded Duravit sanitary ware, and plush Colombini Italian fitted wardrobes, each suite promises a sanctuary of comfort and relaxation. Italian-designed kitchens equipped with top-line Neff appliances further elevate the living experience.





EXCLUSIVE PENTHOUSE LIVING

From soaring double-height ceilings adorned with exquisite Italian chandeliers to expansive living spaces and private terraces, these residences attract a better class of tenants.

ACCESS

There is a high quality central communal lift to all floors and this is complimented by a wide communal staircase.

EXTERIOR

The apartments are generously proportioned and most have balconies, gardens & or terraces with adequate storage space. The landscape around the building has been enhanced with low level energy efficient garden lights and biodiverse planting.

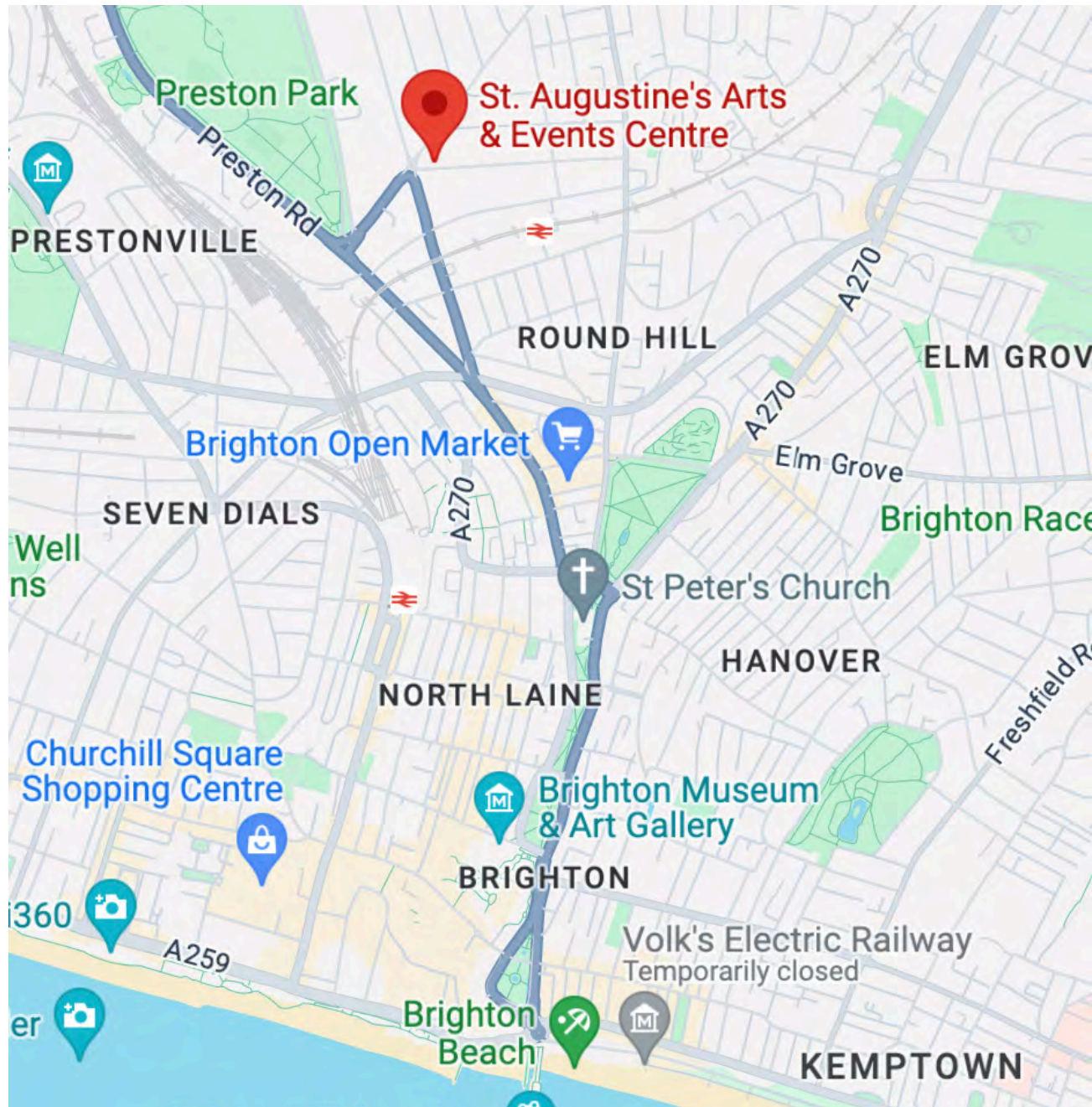
St Augustine's Business and Culture Centre

St. Augustine's Business and Culture Centre, is a proud venture of Roche Barrett Estates, stands as a cornerstone in Brighton's property investment landscape, merging culture, commerce, and community. Our ethos champions a conscious business model, focusing on sustainability by minimizing waste, upcycling, recycling, and utilizing low-energy solutions.

St. Augustine's Business and Culture Centre, is a vibrant community hub featuring a café that serves barista-quality coffee and fresh, delicious food. We offer a yoga studio open every day, along with massage therapists, tattoo studios, and a diverse range of weekly events. We also have lots of offices and studio spaces from which to trade from

Conveniently located for public transport, our centre provides easy access to all areas of Brighton and Hove. We have bus stops and a taxi rank right outside the centre and adjacent apartments. Brighton Station is just 1.3 miles away, easily reachable by a short walk, bus, or taxi ride. Additionally, we offer parking facilities and are ideally situated for accessing roads both into and out of town.



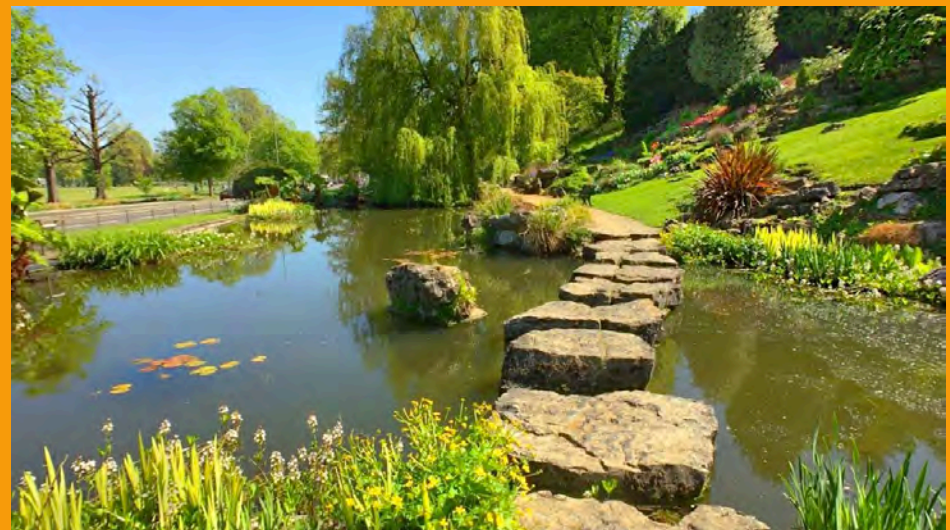


PRIME LOCATION

Strategically situated near the prestigious Preston Park, The Development offers unrivalled access to a wealth of amenities and recreational facilities. With nearby transportation links to London and the South Coast, as well as proximity to renowned schools and local shops, residents will enjoy the perfect blend of convenience and luxury.

COMMUNITY INTEGRATION

Adjacent to the esteemed St. Augustine's Business & Cultural Centre, The Development fosters a vibrant sense of community. From holistic centres, an art gallery to trendy cafes, this thriving neighbourhood offers an array of cultural and recreational opportunities for residents to explore.



Welcome to Brighton

An inclusive, free-thinking city in the heart of Sussex. With a blend of modern culture and exotic architecture, sea and countryside, make Brighton your base and discover new places and experiences both inside the city and out.

Things to do

Whether you're looking for fun things to do, cultural inspiration or some quality relaxation, Brighton is a perfect place for all those things, largely thanks to its ideal location sandwiched between the scenic Sussex countryside and the sea.

Famous Brighton must-sees

There's no shortage of iconic landmarks in Brighton. The Royal Pavilion is a palace like no other, brimming with decadence and Eastern inspiration, and rich with stories of its former occupant, the party-loving Prince Regent. Right next door is Brighton Museum & Art Gallery, and between the two are the Pavilion Gardens, a perfect place to picnic in the summer or go ice skating in the winter. Along the seafront you can find Volk's Electric Railway (the oldest continuously running electric railway in the world), Sea Life Brighton (where you can view sharks and turtles from an underwater tunnel), Brighton Palace Pier and the haunting skeleton of the West Pier, and the sky-piercing Brighton i360, where you can admire panoramic views while sipping a glass of Sussex fizz.



Relaxation and tranquillity

With eight miles of beach stretching from Shoreham to the picturesque village of Rottingdean, you can always find a quiet spot to sit and read or go for a swim. You're also never far from a green space in Brighton – the city has seven Green Flag parks to choose from. But if you really need to get out into some wide open space, the South Downs National Park is a 30 minute bus journey from the centre of town, and with its International Dark Sky Reserve status, it's also a great place to go star-gazing at night. With Stanmer Park in one direction and the dramatic landscape of Devil's Dyke in the other, you're just a short bus or cycle ride away from some quality green-bathing.

Brighton is also a great base from which to explore the historic towns of Lewes and Arundel with their medieval castles, stunningly beautiful Cuckmere Haven and the Seven Sisters Country Park, the Bluebell Railway and numerous Sussex vineyards, that are now rivalling the Champagne region in France for their award-winning sparkling wines.



Brighton & Hove fares well in latest economic report

Think tank, Centre for Cities latest report has highlighted how Brighton & Hove is performing well in many areas compared with some of the UK's largest towns and cities. Key attributes include having a skilled workforce, a high number of independent businesses and innovation, low unemployment rates and low emissions.

The 2023 report published this week, says that Brighton ranks 2nd highest in the country for the amount of business start-ups, and for the number of businesses per capita, reflecting the entrepreneurial nature of the city.

Notably, the city has the 9th lowest hidden unemployment rate in the country. This is a positive sign for our local economy, showing that we are maximising our capacity for productivity - and indicates that the majority of people who can work, do work. (The official unemployment rate measures the number of people who are actively seeking a job but cannot find one, whereas the hidden unemployment rate refers to people who are able to work, but do not, for varying reasons).



Brighton & Hove is cited as being 7th best for having residents with high-level qualifications, contributing to the city's low level of economic inactivity. This is also testament to the strong networks of support and outreach within the city.

The city came in 6th place for having the highest level of innovation and new economy businesses, which encompass knowledge-intensive sectors and advanced manufacturing. These businesses are at the forefront of new technologies and innovations, and their performance is important for the UK's overall productivity and prosperity, because they are at the frontier of the economy.

The city ranked 3rd for emissions per capita, well below the national average.

Supporting positive local outcomes

The Business & Intellectual Property Centre located in Jubilee Library provides expert information from seed to growth, and supports the hidden unemployed into work by providing free services and resources to anyone wanting to start a business.

Brighton & Hove ended 2023 as being the UK's fourth fastest-growing economy



Council leader Phélim Mac Cafferty said: “It’s really encouraging to see that Brighton & Hove businesses continue to be resilient despite a hugely challenging time.

“The Centre for Cities findings tell us that we are one of the top cities for businesses being founded and that we have one of the highest number of businesses per capita. We are a productive city, with low economic inactivity and a high number of residents with top qualifications. Businesses continue to be innovative and at the cutting edge of technology which in turn enhances our productivity and prosperity.

“Despite all the things that make running a business especially tough currently such as high inflation, the ongoing impact of the pandemic, the sheer cost of housing and the cost-of-living crisis, these results bring confidence and hope. We remain hungry as a city for local economic growth to secure future jobs, opportunities and apprenticeships.”

Gavin Stewart, Executive Director of the Brighton & Hove Economic Partnership says: “Unemployment numbers in Brighton & Hove have thankfully been falling since the pandemic high. Although we know that retail and hospitality sectors will struggle this year, particularly thanks to the effects of inflation and post Brexit issues in staff recruitment, the overall outlook is still looking positive for 2024. CEBR/Irwin Mitchell has forecast there will be 1.1% increase in the size of the Brighton & Hove economy by 2024 and that it is expected to start 2024 as being the 4th fastest-growing city.”



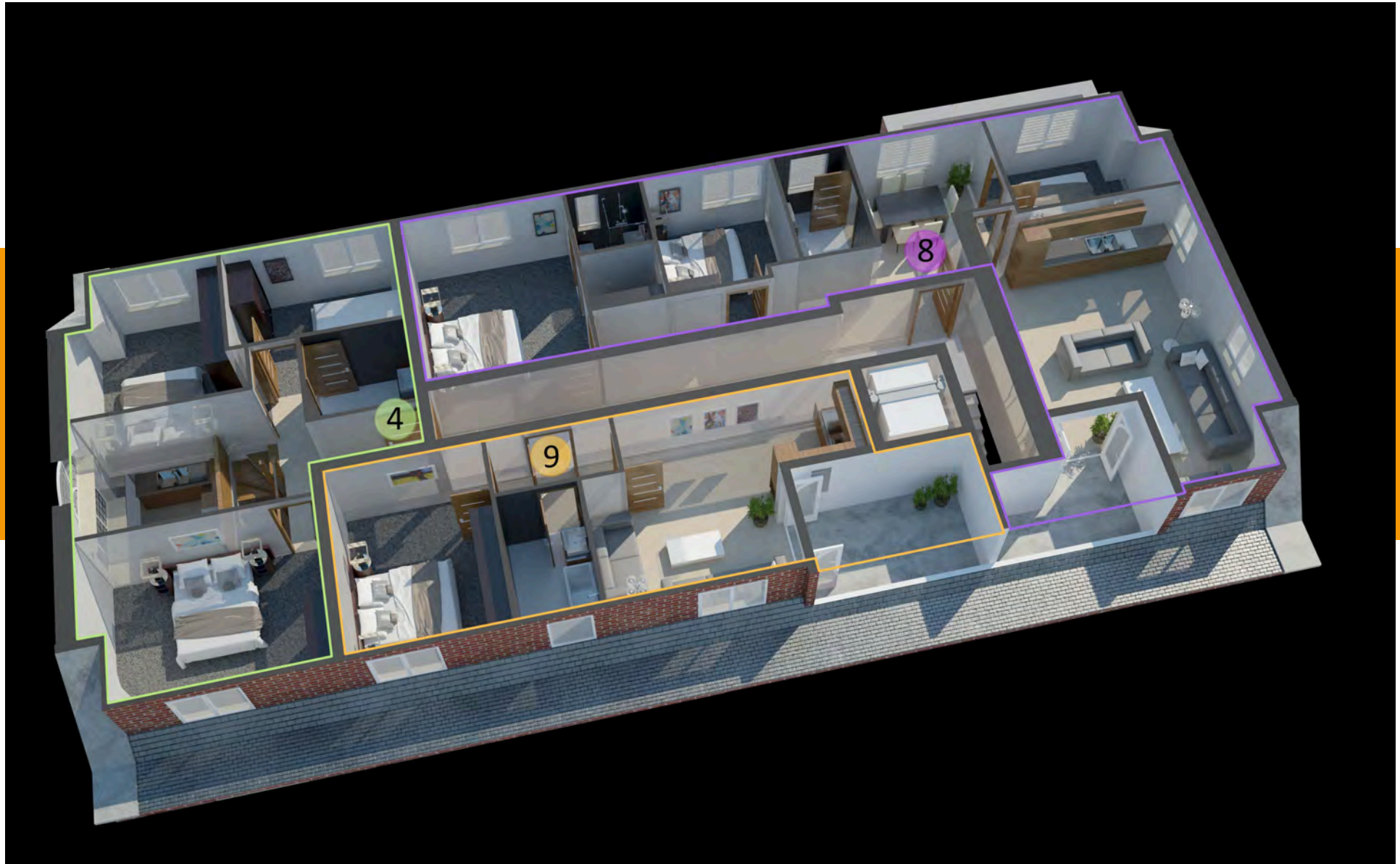
Ground Floor Plan

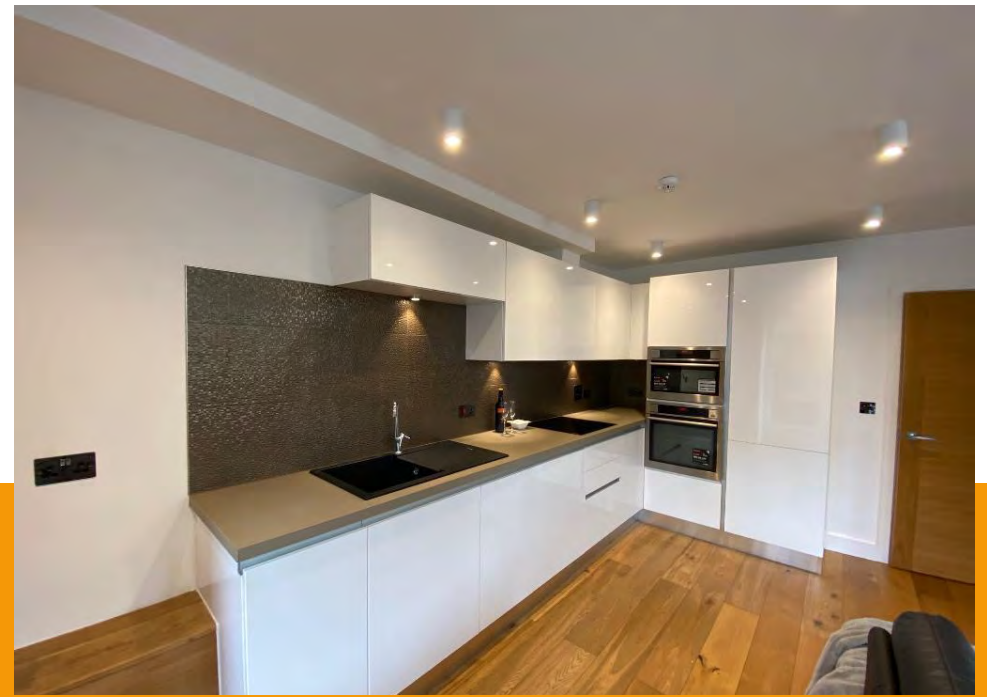


First Floor Plan



Second Floor Plan







INVESTMENT OPPORTUNITY

The development presents a compelling investment opportunity for you to acquire a trophy asset in one of Brighton & Hove's most sought-after locations.

To learn more and stake your claim in this well regarded residential enclave, contact Errol Barrett at 07900 881604 or email info@rochebarrettestates.com.

