



FOR SALE

12 St. John's Road
Hove, East Sussex, BN3 2FB



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Key Features

- Situated within central Hove
- Close proximity to A259 coast road
- Ground floor workshop approx. 844 sq ft
- Open plan space
- 3 phase power
- Two bedroom flat with private access
- Recently refurbished kitchen and bathroom
- Forecourt with three car parking spaces
- Freehold for sale £775,000





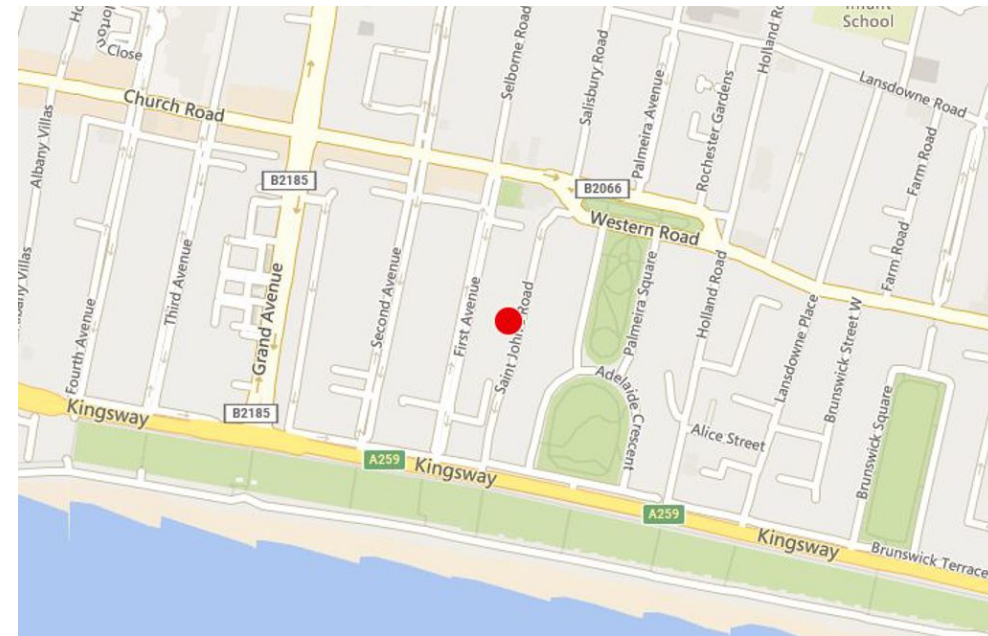
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Location & Situation

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce.

St John's Road is situated by Palmeira Square and runs adjacent between Western Road and Kingsway (A259), Brighton & Hove's coastal road.

Local occupiers include Palmeira Servicing, Whistle Blower art gallery and Aria Auto & Tyre Services.





Description & Accommodation

The property comprises a two-storey building constructed below a pitched roof. The ground floor is configured as an open plan workshop with ancillary storage. The ground floor unit has exclusive access to a small garden at the rear, including a WC. Internally, the unit is fitted with LED tube lighting, concrete flooring and benefits from 3 phase power. The maximum ceiling height is 3.58m and the manual roller shutter door measures approximately 2.99m wide by 3.13 high.

The first floor comprises a two bedroom residential flat, fitted with a newly refurbished kitchen and bathroom.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground floor	844	78.41
Total	844	78.41





Rateable Value

Rateable Value (2026): £11,250

Occupiers will pay approximately 43% of this per annum.

We understand the first floor flat is in the following Council Tax Band: A

EPC

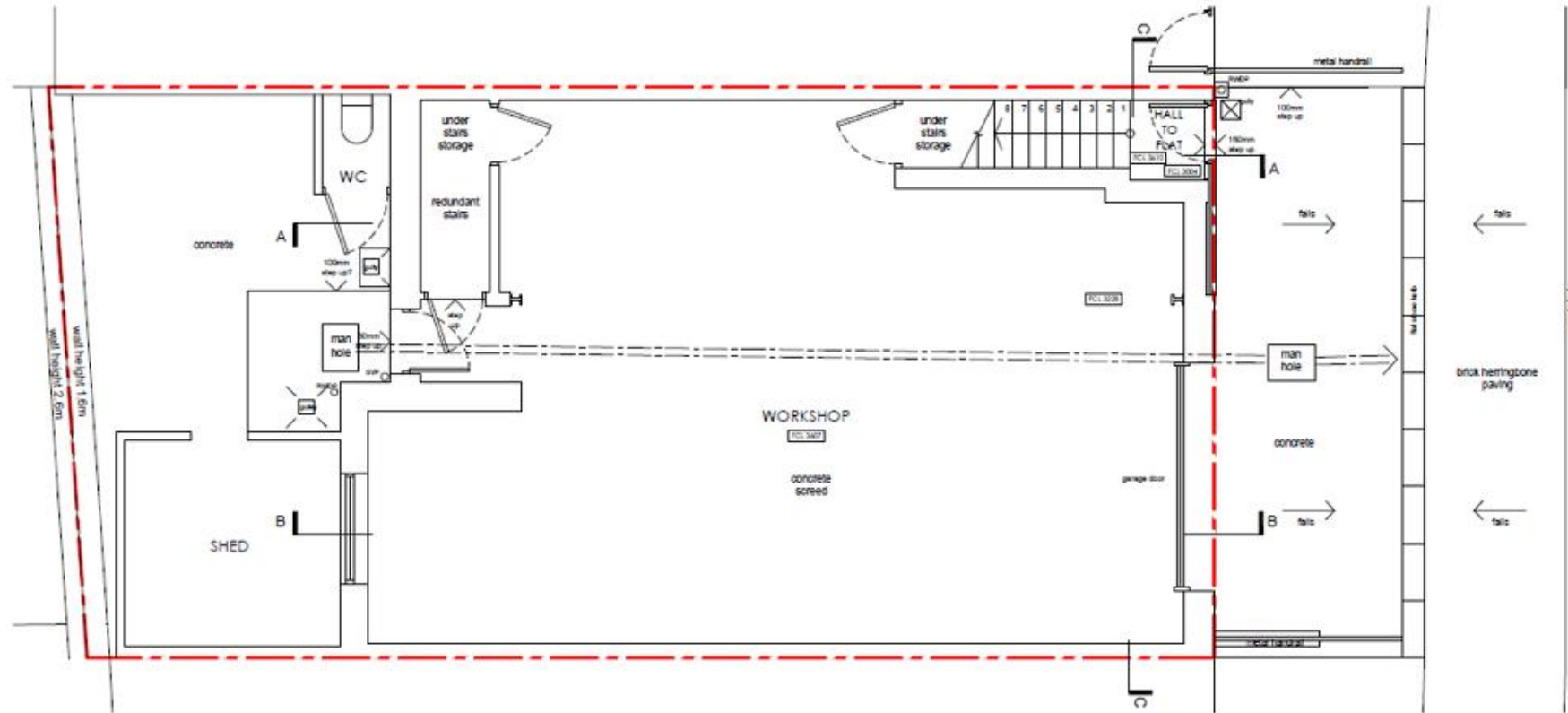
The EPC of the ground floor unit is to be confirmed.

We understand that 12A, the first floor flat, has an EPC rating of E (expiry date - 19/05/2030).

Planning

We understand the ground floor premises benefits from Class B2 use.





GROUND
FLOOR PLAN

For identification purposes only. First floor plan available online.



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Terms

We have been instructed to market the property with vacant possession at a guide price of £775,000 for the freehold interest.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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01273 740384

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1 April 2026

