Palace Auctions London

LOT 56



RESIDENTIAL INVESTMENT · FOR SALE BY AUCTION · 28 OCTOBER 2026

Apartment 13B, Gwydyr Mansions

Hove, Brighton BN3

GUIDE PRICE	LEASE	LAST KNOWN RENT	ACCOMMODATION
£120,000	**c. 952 yrs**	**£12,000**	**Studio**
Long leasehold	ground rent £10 pa	per annum (£1,000 pcm)	lower ground · rear yard

A lower ground floor studio flat in Gwydyr Mansions, a landmark Victorian mansion block in Hove, with its own entrance, full access to the rear yard and a lease of about 952 years.

The property

A studio flat in one of Hove's most handsome Victorian mansion blocks, about five minutes' walk from the seafront, offered at a guide price of **£120,000**.

Gwydyr Mansions is an imposing red-brick and stucco mansion block with decorative iron balconies and a grand pillared entrance. Apartment 13B is on the lower ground floor and is reached by its own steps down from the street. It has an entrance hall, a large studio room with a bay window and sash windows, a separate refitted kitchen, and a bathroom. The flat has the benefit of full access to the rear yard, reached through a glazed door from the studio room.

The flat is held on a very long lease with about **952 years** remaining, at a ground rent of just £10 a year. It is occupied, and the last rent known to the auctioneers was **£1,000 a month (£12,000 a year)**. The current rent being paid cannot be confirmed, so buyers must rely on their own enquiries and the legal pack.

Key features

- Lower ground floor studio flat
- Victorian mansion block in Hove
- About 952 years remaining on the lease
- Ground rent just £10 a year
- Studio room of 19'1" × 12'8" with bay window
- Separate refitted kitchen and bathroom
- Full access to the rear yard
- About 5 minutes' walk to the seafront

Property summary

Tenure	Leasehold, c. 952 years remaining
Floor	Lower ground floor
Accommodation	Studio room, kitchen, bathroom
Outside	Full access to the rear yard
Occupation	Occupied – last known rent £1,000 pcm
Ground rent	£10 a year
Service charge	See legal pack
EPC	D







Accommodation

Entrance hall	Cupboard with hot water cylinder
Studio room	5.82 × 3.86 m (19'1" × 12'8")
Kitchen	3.38 × 1.78 m (11'1" × 5'10")
Bathroom	2.31 × 1.50 m (7'7" × 4'11")
Outside	Rear yard with steps to street level

The studio room has a bay with sash windows, fitted cupboards and a glazed door out to the rear yard. The kitchen has been refitted, with an electric hob and oven and an integrated washing machine, fridge and freezer. The bathroom has a bath with an electric shower and screen over, a WC and a basin. The flat would benefit from some updating.







Location

Gwydyr Mansions is in central Hove, a short walk from the seafront and Hove Lawns, and close to the shops, cafés and restaurants of Western Road and Church Road. Brighton city centre, Churchill Square, The Lanes and North Laine are all within easy reach.

Transport

- **Hove** station – about 10–15 minutes' walk
- **Brighton** station – fast trains to London Victoria and London Bridge, and Gatwick Airport
- A23 and M23 to London and Gatwick

Local amenities

- Seafront and Hove Lawns about 5 minutes' walk
- St Ann's Well Gardens nearby
- Western Road, Churchill Square and The Lanes

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 56
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£120,000
Occupation	Sold subject to the existing occupation. The last rent known to the auctioneers was £1,000 a month; the rent currently being paid cannot be confirmed and no warranty is given as to income
VAT	VAT is not payable on the sale price
Legal pack	Available to registered bidders, with the auction addendum. Any other buyer charges are set out in the Special Conditions and addendum
Viewing	Strictly by appointment with Palace Auctions London, with at least 72 hours' notice

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Measurements, distances, income and outgoings are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs are for illustration only and furniture shown is not necessarily included. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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