

EASTBOURNE



Eastbourne is a large seaside town with a population of just over 100,000. It is located about 20 miles east of Brighton and Hove in the county of East Sussex. It is most famous for its traditional Victorian seafront and iconic pier, as well as a Napoleonic castle. There is evidence of people living in Eastbourne as early as the Stone Age, although it shot to fame in the Victorian era as one of the country's favourite seaside resorts. The town offers a direct rail service to London, a relaxed and community-driven atmosphere and more affordable properties than many other destinations in the south-east, which has helped to ensure it remains in high demand among tenants. It has enjoyed a period of regeneration and more projects are planned, making it a great time to invest in Eastbourne.

WHY INVEST IN EASTBOURNE?

Capital growth



Property prices in Eastbourne have risen by 35 per cent in the last five years and there is potential for further increases.

A growing population



Eastbourne is the second fastest growing seaside town in the UK, meaning the number of prospective tenants is rising at a rapid rate.

A stunning waterside location



In addition to its historic town centre, Eastbourne is home to Sovereign Harbour – one of the UK's premier waterside destinations with thousands of modern apartments.

YOUR RETURN ON INVESTMENT

Property type: One-bedroom flat	
£680_{pcm} Average rent	£140,000 Average sales value
+40% Average capital growth (Last 5 years)	
5.8% Average yield	

Property type: Two-bedroom flat	
£750_{pcm} Average rent	£190,000 Average sales value
+39% Average capital growth (Last 5 years)	
4.75% Average yield	

Property type: Three-bedroom house	
£1,000_{pcm} Average rent	£300,000 Average sales value
+33% Average capital growth (Last 5 years)	
4% Average yield	

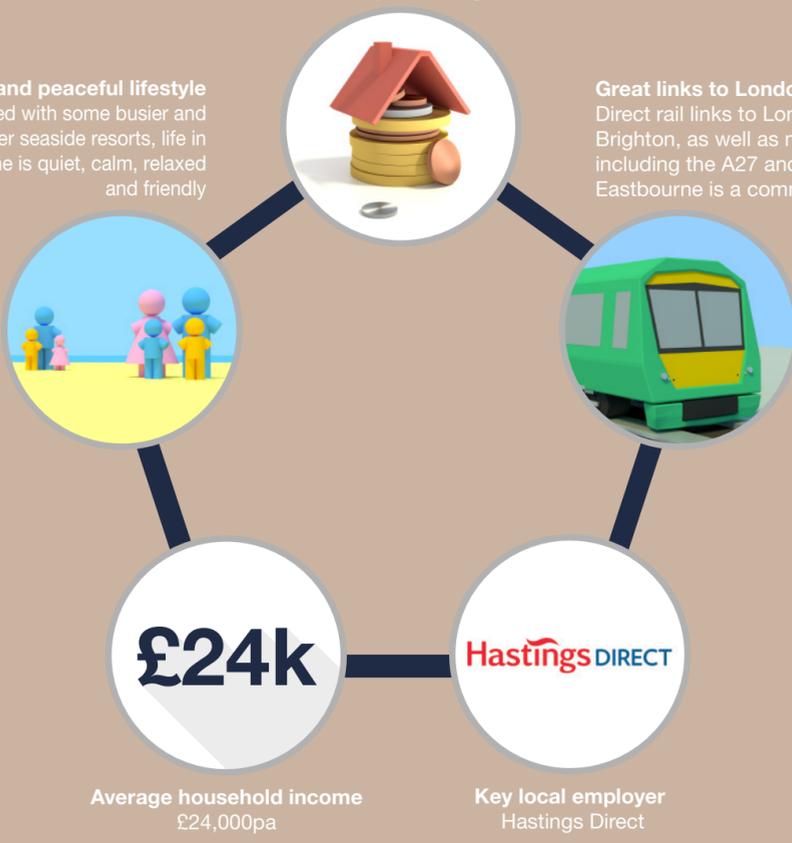
WHY DO TENANTS LOVE EASTBOURNE?

Affordable homes

The average asking rent for a one-bedroom flat in Eastbourne is £680pcm compared with £900pcm in Brighton

A quiet and peaceful lifestyle
Compared with some busier and noisier seaside resorts, life in Eastbourne is quiet, calm, relaxed and friendly

Great links to London and Brighton
Direct rail links to London and Brighton, as well as major roads including the A27 and A22, mean Eastbourne is a commuter hotspot



Average household income
£24,000pa

Key local employer
Hastings Direct

KEEP AN EYE ON...



Seaside, Eastbourne

Seaside is the main route in and out of Eastbourne to the east and is home to a number of shops and restaurants, all of which are still within easy reach of the town centre and its many amenities. Tenant demand in the area is high and investors can be confident of achieving an excellent return. Well-sized two and three-bedroom houses are typically the most popular investments in Seaside and are suited to both couples and families. Speak to our local buy-to-let experts today for more information about Seaside.

IDEAL INVESTMENTS



£199,950
Compton Street
One-bedroom flat

This property is part of an exciting modern development of Italian-influenced apartments built in 2011 in Eastbourne town centre. Located close to the seafront and in the heart of the Devonshire/Meads conservation area, the apartment will achieve £790pcm on the rental market, delivering a yield of 4.8 per cent.



£184,950
Longstone Road
Two-bedroom house

Our lettings experts in Eastbourne have picked out this property as being particularly suited to buy-to-let investors. The two-bedroom end-of-terrace house is on the location now and boasts an excellent location close to the town centre. We believe it would be worth £795 on the rental market and should deliver a yield of 5.2%.



£104,950
Arundel Road
One-bedroom flat

This purpose-built one-bedroom apartment is the perfect buy-to-let investment. It is offered for sale with residents' parking and access to a communal garden included. The property is close to the town centre and mainline station, making it perfect for commuters. Our lettings team believe it would attract a monthly rent of £525.

Sources

All statistics correct as of 13.03.17
Zoopla
Rightmove
Property Detective