



V

ESPERANCE HOUSE

| HARTINGTON PLACE, EASTBOURNE, BN21 3BG

FREEHOLD INCOME-PRODUCING INVESTMENT OPPORTUNITY.
FOR SALE ON BEHALF OF ADMINISTRATORS

A freehold *investment opportunity* comprising 45 apartments (39 apartments remaining as 6 have been sold on a long-leasehold basis).

BEACHY HEAD, EASTBOURNE





ESPERANCE HOUSE

SUMMARY

LOCATION

PLANNING

SCHEDULE

EXECUTIVE SUMMARY

- Planning permission was granted in April 2021 for the conversion of a former hospital building to create 45 private residential units
- 6 apartments have been sold on long-leasehold interests following practical completion in August 2025, leaving 39 remaining units
 - Total Net Saleable Area: 2,559 sq.m. (27,542 sq ft)
- 11 units are currently rented, producing £163,008 per annum
 - 28 units are currently vacant
- We understand the estimated rental value (ERV) for the 39 units to be in the region of £530,000 per annum
- Eastbourne Railway Station is situated approximately 650 metres (0.4 miles) away, providing direct services to London Victoria in 90 minutes via the Southeastern Railway
 - For Sale Freehold



EXAMPLE OF KITCHEN/LIVING AREA

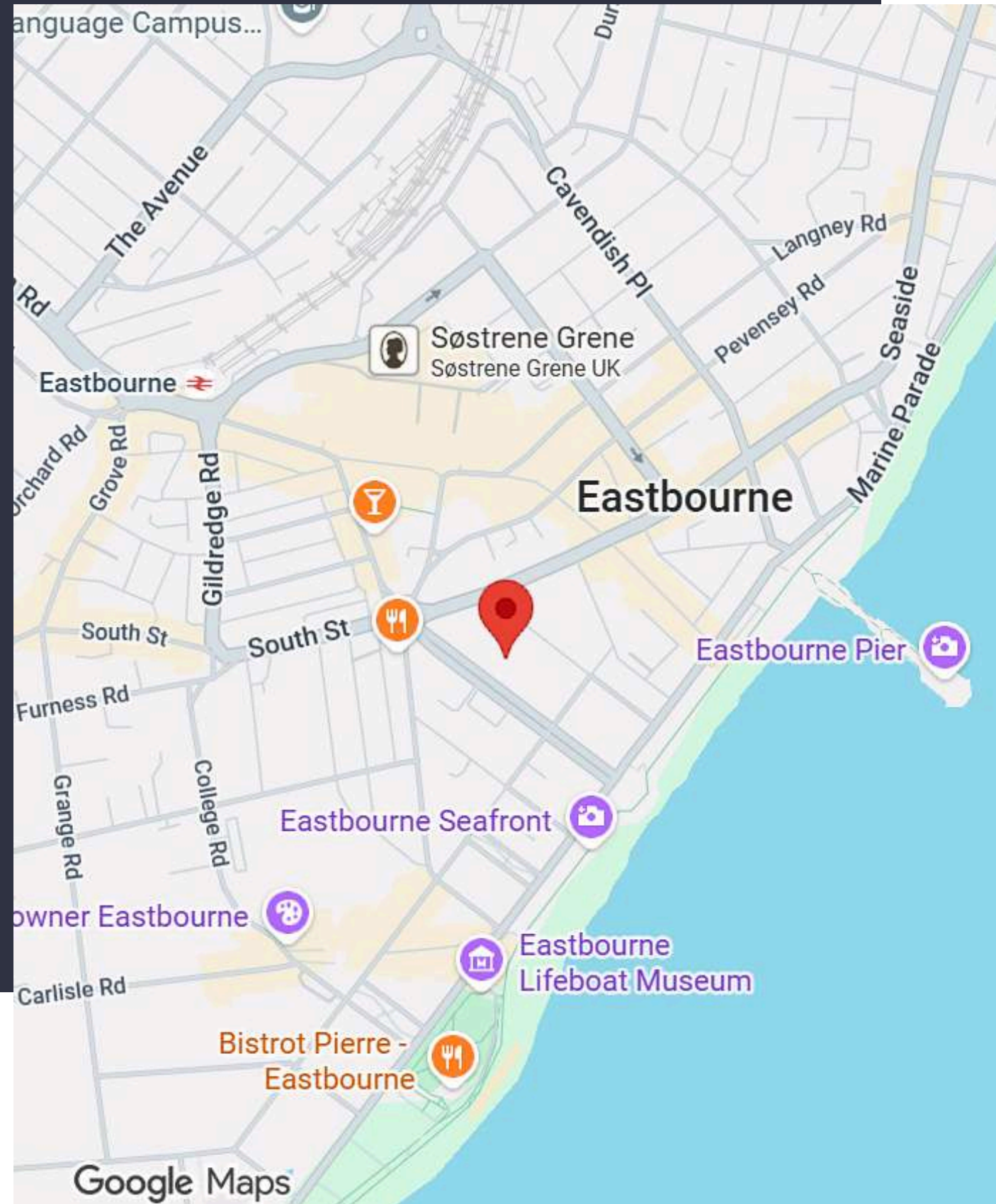
LOCATION & TRANSPORT

Esperance House occupies a prominent position in the heart of Eastbourne Town Centre, East Sussex, and falls under the jurisdiction of Eastbourne Borough Council.

The property is very well connected in terms of public transport. Eastbourne Railway Station is approximately 650 metres (0.4 miles) away and provides direct services to London Victoria, with the fastest trains taking around 1 hour 23 minutes via the Southern Railway. Brighton can be accessed directly in as little as 32 minutes, and Gatwick Airport is approximately 90 minutes away, also via direct train (Source: Citymapper).

Eastbourne Town Centre is an excellent hub for shopping, dining and everyday amenities. The seafront and Bandstand are just 160 metres (0.1 miles) away, and the principal shopping street, Terminus Road, is around 804 metres (0.5 miles) away, offering an extensive range of high street and independent retailers, cafes, and restaurants.

The area is also well positioned for access to leisure amenities, including Devonshire Park (0.5 miles), home to the Congress Theatre and the Devonshire Park Lawn Tennis Club, which hosts the pre-Wimbledon tennis championships. Eastbourne's four-mile seafront promenade (Marine Parade), Meads Village and South Downs National Park are also nearby.



SUMMARY

LOCATION

PLANNING

SCHEDULE

PLANNING

Esperance House was formerly a private hospital and has been converted into a residential scheme (C3). Planning permission was granted in April 2021 for the “conversion of existing hospital buildings to create 45 residential units with associated external alterations, parking and landscaping.”

The consented scheme comprises 45 residential units in total, however, 6 apartments have been sold on long-leasehold interests, leaving 39 units remaining. The apartments are arranged over lower-ground, ground, first and second-floor levels within the main building (38 units) and an adjoining coach house (7 units) and offers a Total Net Saleable Area of 2,559 sqm (27,542 sq ft).

There are 24 on-site car parking spaces remaining. Alternatively, on-street resident permits are available at approximately £100 per year.

Of the 39 apartments, 11 flats are let as from the date of the Administrator's appointment (producing £163,008 per annum) and the remaining 28 sit vacant.

We understand the estimated rental value (ERV) for the 39 units to be in the region of £530,000 per annum (Gross).



EXAMPLE OF KITCHEN/LIVING AREA



EXISTING GROUNDS



EXAMPLE OF BEDROOM



EXTERIOR



REAR VIEW

SCHEDULE OF ACCOMMODATION: TENANTED

- SUMMARY
- LOCATION
- PLANNING
- SCHEDULE

UNIT	BLOCK	FLOOR	SQFT	BEDS	STATUS	RENT
5	A	Ground	939	2	Tenanted	£1,384
11	A	First	982	3	Tenanted	£1,850
20	A	Second	992	3	Tenanted	£1,650
21	A	Second	872	2	Tenanted	£1,425
22	A	Second	468	1	Tenanted	£1,000
31	A	Lower	652	1	Tenanted	£1,025
34	A	Lower	852	2	Tenanted	£1,400
18	B	First	1,031	2	Tenanted	£1,450
37	B	Lower	772	2	Tenanted	£600
C2	C	Ground	719	2	Tenanted	£800
C4	C	First	442	1	Tenanted	£1,000

TOTAL: £13,584 PER MONTH

SCHEDULE OF ACCOMMODATION: VACANT

[SUMMARY](#)[LOCATION](#)[PLANNING](#)[SCHEDULE](#)

UNIT	BLOCK	FLOOR	SQFT	BEDS	STATUS	ERV
1	A	Ground	722	2	Vacant	£1,150
2	A	Ground	493	1	Vacant	£950
3	A	Ground	1,077	2	Vacant	£1,535
6	A	Ground	835	2	Vacant	£1,250
12	A	First	883	2	Vacant	£1,250
15	A	First	794	2	Vacant	£1,250
16	A	First	777	2	Vacant	£1,250
23	A	Second	539	1	Vacant	£1,000
24	A	Second	431	1	Vacant	£950
29	A	Lower	467	1	Vacant	£950
30	A	Lower	626	1	Vacant	£1,000
32	A	Lower	510	1	Vacant	£950
33	A	Lower	653	1	Vacant	£1,000

SCHEDULE OF ACCOMMODATION: VACANT

[SUMMARY](#)
[LOCATION](#)
[PLANNING](#)
[SCHEDULE](#)

UNIT	BLOCK	FLOOR	SQFT	BEDS	STATUS	ERV
7	B	Ground	534	1	Vacant	£1,000
8	B	Ground	503	1	Vacant	£1,000
9	B	Ground	789	2	Vacant	£1,200
10	B	Ground	554	1	Vacant	£1,000
17	B	First	874	2	Vacant	£1,250
19	B	First	653	1	Vacant	£1,100
25	B	Second	856	2	Vacant	£1,250
26	B	Second	898	2	Vacant	£1,250
27	B	Second	643	1	Vacant	£1,000
36	B	Lower	476	1	Vacant	£950
38	B	Lower	562	1	Vacant	£1,000
C3	C	First	758	2	Vacant	£1,200
C5	C	First	717	1	Vacant	£1,100
C6	C	Second	755	2	Vacant	£1,200
C7	C	Second	442	1	Vacant	£950

TOTAL: £30,935 PER MONTH

SCHEDULE OF ACCOMMODATION: SOLD

UNIT	BLOCK	FLOOR	BEDS	STATUS
4	A	Ground	1	Sold
13	A	First	1	Sold
14	A	First	1	Sold
35	B	Lower	1	Sold
C1	C	Ground	1	Sold
C8	C	Second	1	Sold

Sold	6
Tenanted	11
Vacant	28



For more information please contact Vandermolen Real Estate:

Zach Harris

Senior Associate

zh@vandermolenre.co.uk

+44 (0)754 0612 327

Tom Kerins

Associate Director

tk@vandermolenre.co.uk

+44 (0)782 1428 084

Cameron Shaw

Land & Investment

cs@vandermolenre.co.uk

+44 (0)741 2704 300

Capital Advisory: Indicative funding terms available –
please contact:

Adam Brews

Head of Capital Advisory

ab@vandermolenre.co.uk

+44 (0)755 5201 428

Jamie Weiner

Senior Investment Associate

jw@vandermolenre.co.uk

+44 (0)750 0530 298

[CLICK HERE FOR INDICATIVE FUNDING TERMS](#)

The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but area general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.

4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. September 2026.

Tenure

The site is being sold Freehold, with the existing tenants in situ.

Method of Sale

The property is for sale on behalf of Administrators, with a bids date to be confirmed in due course.

Guide Price

Price on Application.

VAT

TBC

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection if required.

Further information

Further plans and information are available by clicking the link below

Administrators Disclaimer

The Property is being marketed and sold by the Joint Administrators of Caasa Homes Eastbourne Limited (“the Vendor”), being Geoffrey Bouchier and Benjamin Wiles of Kroll Advisory Ltd. The Joint Administrators act as agents of the Vendor and act without personal liability. The sale of the Property will be executed by the Joint Administrators on behalf of the Vendor. Neither the Joint Administrators nor the Vendor are able to provide any warranties, guarantees or indemnities and the buyer will need to rely on its own due diligence into the Property.

[CLICK HERE FOR DATAROOM ACCESS](#)