



GOLDSTONE APARTMENTS

BRIGHTON & HOVE

FIRST UNIT
RELEASE



NEWTOWN ROAD, HOVE, BN3 6AB

First release	30 in total (1,2 & 3 beds)
Unit mix	One beds: 19, Two beds: 10, Three beds: 1
GDV	£13.4M
Developer	JV between King Crescent Homes & Blue Goldstone
£ per unit	Range & averages within first unit release (excl parking): 1 beds from £362,450 - £434,950 2 beds from £502,450 - £574,950 3 bed from £692,450
Est Completion	Q3 2024
Tenure:	999 years
Service charge:	£2.27/ Sq. ft per annum
Gound rent:	£0
Parking:	£25,000 per parking bay



Sizes (sqft) Range:

1 beds from 539 sqft - 634 sqft

2 beds from 705 sqft - 784 sqft

3 bed from 1054 sqft

Serviced Net Yields:

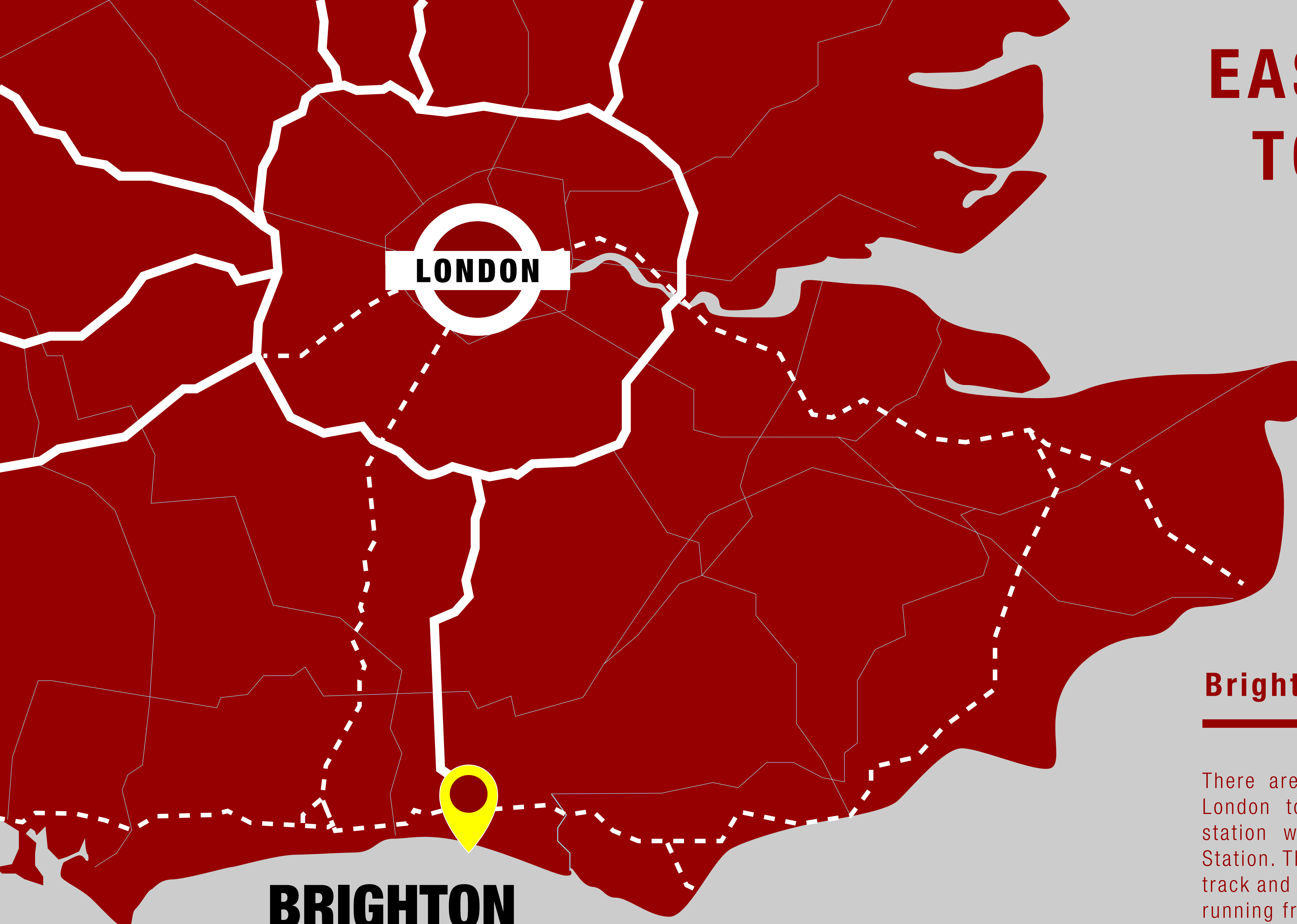
Up to 8.05%

Residential AST Net Yields:

Up to 5.23%

Payment Plan:

£2,000 reservation fee, 20% on exchange less reservation fee, 80% on completion



LONDON

BRIGHTON

**EASY ACCESS
TO CENTRAL
LONDON**

60

Mintues

⇌ TRAINS

Brighton <> Central London

There are many different ways to get from London to Brighton by train but the main station which serves the route is Victoria Station. The route covers just over 47 miles of track and there are more than 390 trains a day running from London to Brighton.

BRIGHTON

NAMED ONE OF THE BEST PLACES TO LIVE IN 2022



Brighton is Britain's best city by the sea, and quieter areas such as Fiveways and Preston Park offer the perfect base to enjoy its lively shopping and cutting-edge culture as well as the glorious countryside of the South Downs.

THE  TIMES

BRIGHTON FASTEST RISING RENTS IN ENGLAND AND WALES

8.2%

Rents rose compared to
last year

£1,384

Average rent of new build
1 bedroom apartments

74%

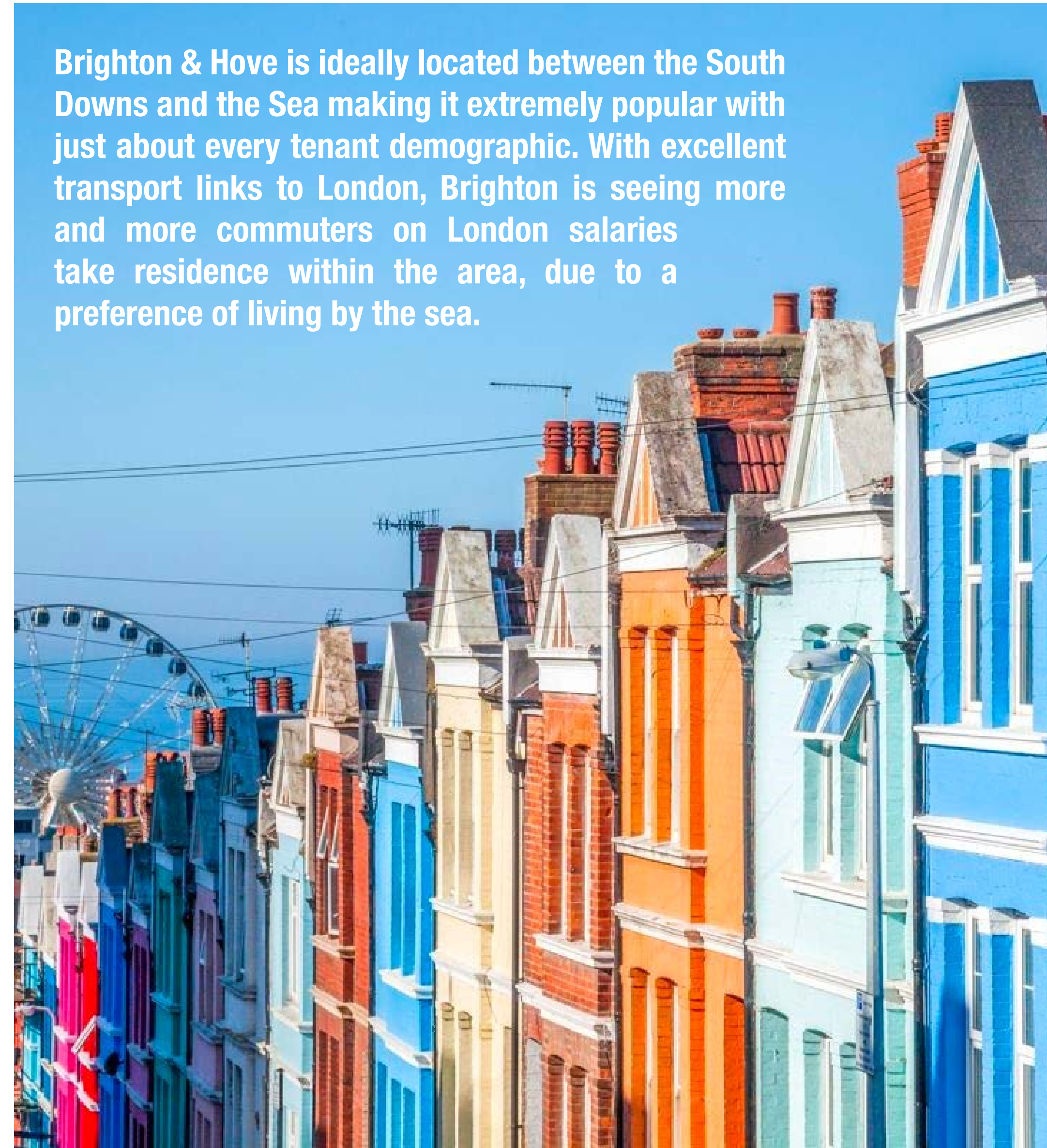
Private landlords in the South
East of England say demand for
homes to rent had increased in
Q3 2021

£7B

Contributed to the UK
economy by Brighton and
continues to grow

Whilst typically considered a city of young creatives, Brighton has also been identified as one of the top UK cities for business. With its strong economy, it continues to attract strong demand from tenants working with the professional sectors.

Brighton & Hove is ideally located between the South Downs and the Sea making it extremely popular with just about every tenant demographic. With excellent transport links to London, Brighton is seeing more and more commuters on London salaries take residence within the area, due to a preference of living by the sea.



BRIGHTON

A STAYCATION CITY FOR TOURISTS



THE BEACH

Brighton's beach IS one of the most popular beaches in the nation. When the sun starts shining millions of Britons and visitors from overseas grab their suntan lotion and a towel and head to Brighton.

The atmosphere is always friendly and fun, and kids love to play on the beach, while adults enjoy soaking up a few rays and wandering around the other entertainment options nearby. It's quite possible that the British Bank Holiday was invented just so that you could spend a weekend in Brighton.

THE PIER

Brighton Pier is the last of three piers that once served Brighton. It sees millions of visitors a year and is a throwback to the days of the Great British Coastal Resort town. It has appeared in several major British works including Quadrophenia by the Who.

THE ROYAL PAVILION

The Royal Pavilion is a spectacular homage to the Indian architecture of its era, and it bears a certain passing resemblance to the Taj Mahal though without the heat of India to accompany it. It can get warm in Brighton but it's rarely scorching.

It was built for George, the Prince of Wales when construction began in 1787, but who would become Prince Regent in 1811. It was his seaside retreat and was designed by John Nash one of Britain's most daring architects who was also responsible for Marble Arch and Buckingham Palace.

£380M

Contributed to the UK economy by Brighton and Hove's tourism industry

21,000

Jobs are supported more by tourism in the area said by The Labour councillor

11M

People day-trips to Brighton and Hove. More than 1.5 million people stayed overnight

1.4M

People who stayed overnight comes from other parts of Britain





THE i360

The i360 is a moving viewing platform brought to you by the same design team that brought you the London Eye. On a clear day, you can see all the way to the Isle of Wight from the top and even on more overcast day – you can get a great view of Brighton, The South Downs and The English Channel.

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THE BRIGHTON LANES

The Brighton Lanes are the cultural heart of the city. They were nearly demolished in the 1970s but have since become gentrified and it's where the new and the old minds of the city collide in explosions of creativity.

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BRIGHTON AIRPORT

Most people won't be flying out of Brighton City (Shoreham) Airport because it deals mainly in private journeys and flying instruction. It's the oldest purpose-built airport in the world.

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THE AMAZING FOOD CULTURE

If you love seafood, then Brighton's definitely the place to be. It was recently highlighted in the mega foodie blog, Eat Your World, as a food lover's paradise.

They praised the city for its multi-cultural flavours as well as for its tea rooms, vegan and vegetarian delights and its incredible fine dining scene. It doesn't matter what you want to eat – Brighton has everything you need and while it's not always cheap, it's always tasty.

If that's not enough to satisfy your palate, we can also recommend that you try the Brighton Food Festival which adds even more choices to the menu in the city.



THE BEST NIGHTLIFE

Whatever you like to do at night, Brighton has got you covered. There are more pubs than you can shake a stick at (locals claim there is more than one pub for each day of the year in Brighton). There is a fantastic range of nightclubs to choose from, no matter your musical tastes or sexual preferences.

If you prefer something a little less alcohol fuelled there are comedy nights, live bands, poetry readings and much more. In short, if you're bored in Brighton of an evening – you really need to get out of your hotel room and into the city.

HOVE

BEST PLACES TO LIVE IN THE UK 2022

Brighton's better-behaved neighbour offers a city-by-the-sea lifestyle that's hard to find elsewhere.

THE  TIMES

Hove, East Sussex is a quieter and less brash town than Brighton. When you want to relax a little, the perfect place to do it is Hove. Head down to the beach and drink in the atmosphere of Hove's most famous sight – it's brightly coloured beach huts which are considered something of a national treasure and which everyone in the area is justly proud of.

The Best Coastline in Britain

Brighton is one of Britain's most popular coastal towns and sits on the south coast in Sussex. Backing onto the South Downs its long sand and shingle beaches face into the English Channel. Brighton sits in the centre of a shallow bay which stretches from the headlands at Selsey Bill to Beachy Head.

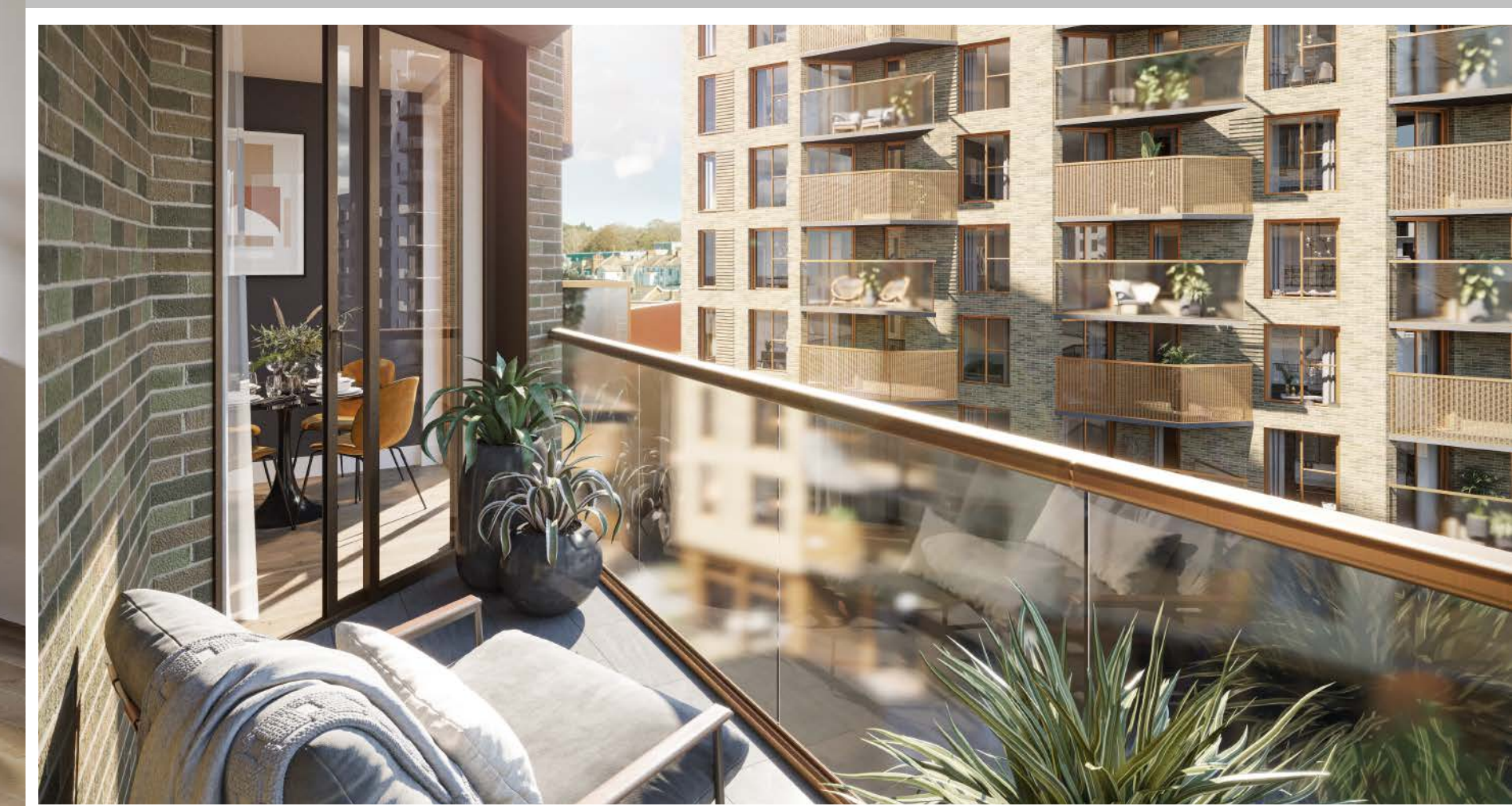
Much of the town is centred on the seafront promenade which is lined with bars, cafes, shops and amusement arcades.

Hove Newtown Road is just 15 minute walk away from the Brighton Beach.





Price Ranges	
1 Beds	£362,450 - £434,950
2 Beds	£502,450 - £574,950
3 Bed	£692,450



RESIDENTIAL AST LONG LET



Expected Rents PCM	
1 Beds	£1,800-£1,950
2 Beds	£2,500-£2,800
3 Bed	-
Returns	
Gross Yield	Up to 5.96 %
Net Yield	Up to 5.62 %

BRIGHTON'S RENTAL MARKET IS MORE POPULAR THAN EVER

Rising rents and rising house prices will maximise yield on your investment – and if you eventually look to sell your buy-to-let investment, Brighton has shown excellent Capital Appreciation over the last 10 years.

SERVICED LET MODEL



Serviced-let properties are designed to provide short-term accommodation to guests who are looking for self-catering, hotel-style accommodation. What makes a serviced apartment different from the other accommodation types on the market is that serviced apartments are equipped with all the amenities and utilities that we usually associate with home rather than hotels.

Serviced apartments are frequently used by travellers who are looking for a hotel-style accommodation but want access to all the usual creature comforts of home. Serviced apartments provide the same features and utilities as a high-end hotel but with the extra space and convenience that comes with staying in an apartment. In this way, serviced apartments can offer the best of all worlds to their guests, and as a result, the landlord of the property can charge a premium rent or rate.

Properties used on a serviced accommodation basis will provide greater returns than the traditional AST route, therefore they make an ideal buy to let property for investors seeking high yields.



SERVICED
GROSS YIELDS:

Up to **13**.22%

SERVICED
NET YIELDS:

Up to **8**.05%

INCOME ANALYSIS (FORECAST) <small>AUGUST 2022</small>	1 Beds	2 Beds	3 Beds
Average nightly rate	£167	£235	£325
Average numbers of days per month	30	30	30
Target monthly occupancy	75%	75%	75%
Target revenue			
Nightly rate revenue per unit per month	£3,758	£5,288	£7,313
Variable costs			
Listing platform (Airbnb) fee- 15% of revenue	£564	£793	£1,097
MPH management fee- 18%+VAT of revenue	£812	£1,142	£1,580
Target net total per month per unit	£2,382	£3,352	£4,636

PAYMENT PLAN



Pay the £2,000
reservation fee



20% on exchange
less reservation fee
(Deduct £2,000)



80% on completion

THE DEVELOPER



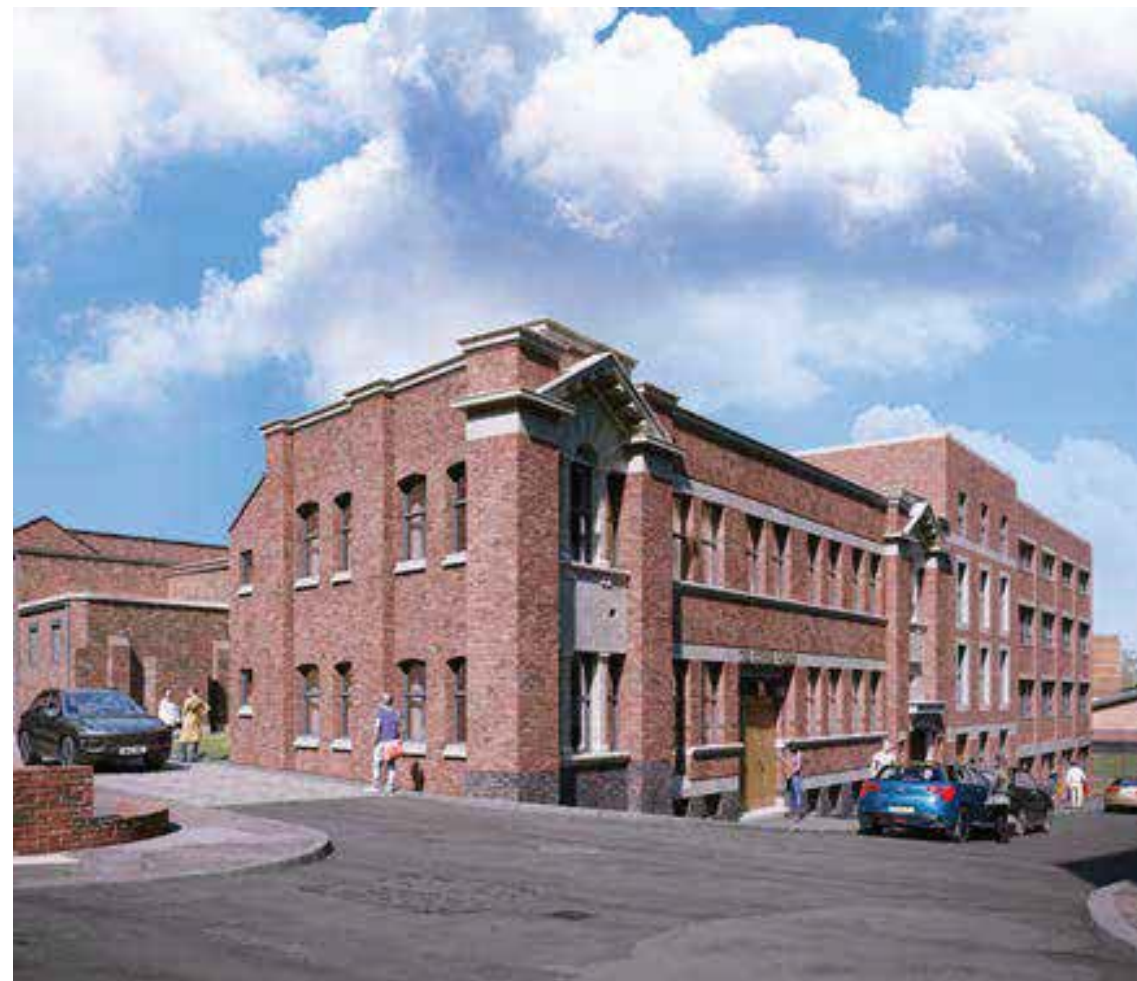
kings crescent homes

Kings Crescent Homes is an integrated property development business, specialising in the end-to-end delivery of large developments completely through its unique inhouse capacity.

Founders and directors, Nick Harvey-Jones and Radu Dinului-Mereantu, have a combined experience of over 40 years and have delivered in excess of £300 million in real estate development and construction across the UK and managed active real estate portfolios into the £billions. Their rare ability to deliver large scale projects mostly in-house, including most elements of construction, sets them apart from many. Investment partners are able to rely on company with ultimate control on timing and budget, whilst customers who buy or rent a Kings Crescent Home are able to trust that quality control and efficiency is at the heart of their mission.

TRACK RECORD

THE TRIANGLE ASHFORD



THE COPPERWORKS BIRMINGHAM



CRESCENT HOUSE RUBY



NEW SCHOOL HOUSE BIRMINGHAM



STRATFORD VILLAGE LONDON



GOLDSTONE APARTMENTS

BRIGHTON & HOVE