

PHILLIPS & STILL

White Street, Brighton

Offers Over £530,000



- A period terraced 6 bedroom house
- Currently arranged as HMO bringing in £45,864 per annum
- Perfect investment opportunity
- Bathroom and shower room
- No onward chain

To view all our homes: phillipsandstill.co.uk

11 White Street, Brighton, BN2 0JH



Nestled in a vibrant and sought-after city center location, this charming period terraced house presents an exceptional investment opportunity. Currently operating as a House in Multiple Occupation (HMO), this property generates an impressive annual income of £45,864, making it an attractive option for savvy investors looking to capitalize on the thriving rental market.

The property boasts six generously sized bedrooms, providing ample living space for tenants. Each room is designed for comfort and functionality, making it a popular choice for professionals and students alike.

With two well-appointed kitchen areas, residents can enjoy the convenience of multiple cooking spaces. The house also includes a bathroom and a separate shower room, ensuring that there are plenty of facilities to accommodate the needs of all tenants. The property also has a good size rear garden.

Located within walking distance to the beautiful Brighton seafront, this property offers the perfect blend of urban living and coastal charm. Enjoy easy access to a wide array of local amenities, including shops, restaurants, and entertainment options, all within a short stroll.



Accommodation

LOWER GROUND FLOOR

STORE

11' 10" x 10' 5" (3.61m x 3.18m)

BEDROOM

9' 3" x 9' 2" (2.82m x 2.79m)

SITTING ROOM

11' 6" x 8' 1" (3.51m x 2.46m)

GROUND FLOOR

ENTRANCE HALL

BEDROOM

11' 7" x 9' 10" (3.53m x 3m)

BEDROOM

9' 11" x 9' 5" (3.02m x 2.87m)

KITCHEN

8' 6" x 7' 7" (2.59m x 2.31m)

FIRST FLOOR

BEDROOM

15' 2" x 10' 5" (4.62m x 3.18m)

BEDROOM

10' 2" x 9' 7" (3.1m x 2.92m)

KITCHEN

9' 7" x 3' 6" (2.92m x 1.07m)

SHOWER ROOM

SECOND FLOOR

BEDROOM

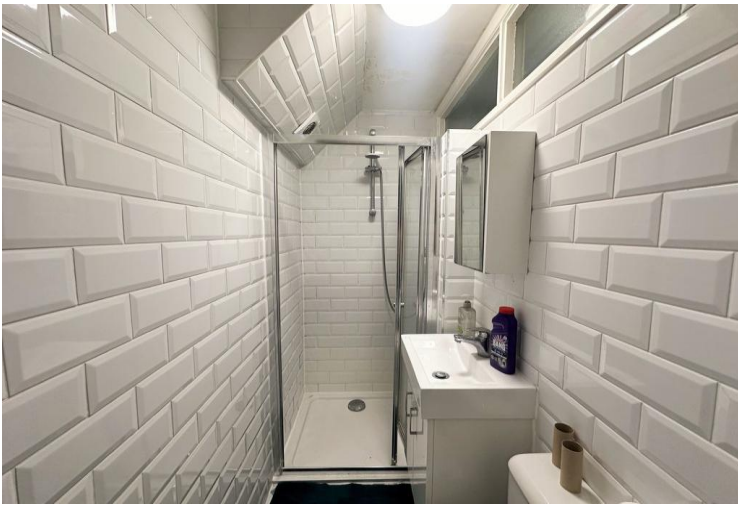
16' 9" x 8' 6" (5.11m x 2.59m)

BATHROOM

White Street, Brighton, BN2 0JH

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	76 C
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk