

PHILLIPS & STILL

Lewes Road, Brighton

Asking Price £700,000



- 7 DOUBLE BEDROOM HMO
- 7 EN SUITE SHOWER ROOMS
- IDEAL STUDENT LOCATION
- SPACIOUS LIVING AREA IDEAL FOR ENTERTAINING
- EXCELLENT TRANSPORT ROUTES TO

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74a Lewes Road, Brighton, BN2 3HZ



This spacious seven bedroom is a highly desirable House in Multiple Occupation (HMO) that offers a luxurious and comfortable living experience. Each of the seven bedrooms is equipped with its own ensuite shower room, ensuring convenience and privacy for all residents.

The property features a large, modern fitted kitchen that is perfect for those who enjoy cooking and entertaining. The kitchen leads out to a delightful rear patio garden, providing a serene and peaceful outdoor space for relaxation and enjoyment. Whether it's hosting a barbecue or simply enjoying a cup of coffee in the morning, the patio garden offers a tranquil retreat.

Additionally, this HMO boasts a communal lounge that is designed for socializing and relaxation. The lounge features a media wall, allowing residents to enjoy their favorite shows and movies together. This communal space encourages interaction and a sense of community among the residents.

Located in close proximity to the city center, this house offers easy access to various amenities, entertainment options, and shopping districts. Its great links to the universities make it an ideal choice for students and faculty members alike.

One of the most attractive aspects of this property is its lucrative income potential. With an annual income of £51,552 per year, this HMO presents an excellent investment opportunity for those looking to generate passive income.



Picture this...

The current owner collects a very attractive rental yield for this property making it a brilliant asset to any investor's portfolio!

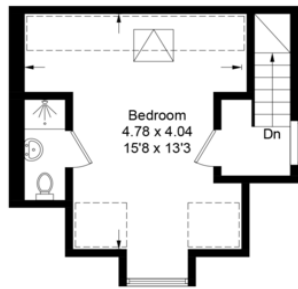
Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This city really is known for its entertainment and lifestyle.

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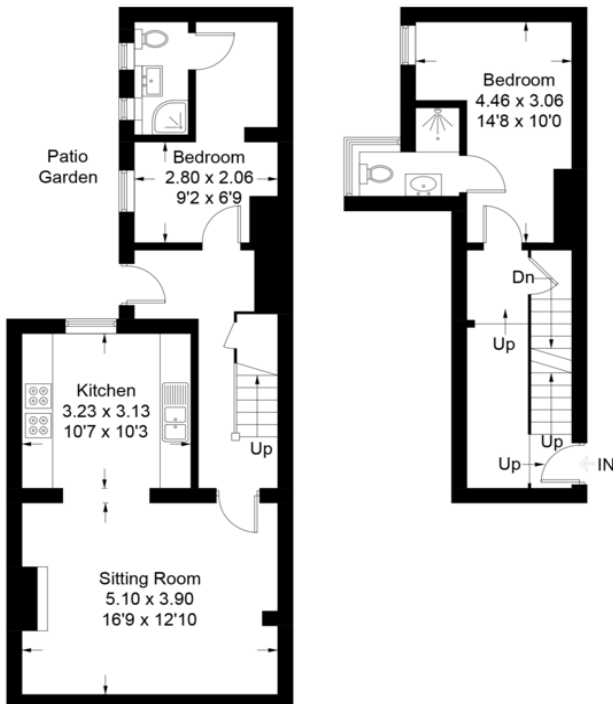
Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft



= Reduced headroom below 1.5m / 5'0"

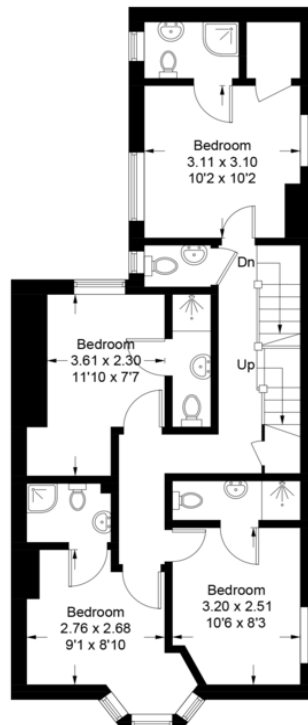


Second Floor



Lower Ground Floor

Ground Floor



First Floor

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM SEVEN
14' 8" x 10' 0" (4.47m x 3.05m)

ENSUITE SHOWER ROOM

LOWER GROUND FLOOR

SITTING ROOM
16' 9" x 12' 10" (5.11m x 3.91m)

KITCHEN
10' 7" x 10' 3" (3.23m x 3.12m)

BEDROOM SIX
9' 2" x 6' 9" (2.79m x 2.06m)

ENSUITE SHOWER ROOM

FIRST FLOOR

BEDROOM FIVE
9' 1" x 8' 10" (2.77m x 2.69m)

ENSUITE SHOWER ROOM

BEDROOM FOUR
10' 6" x 8' 3" (3.2m x 2.51m)

ENSUITE SHOWER ROOM

BEDROOM THREE
11' 10" x 7' 7" (3.61m x 2.31m)

ENSUITE SHOWER ROOM

WC

BEDROOM TWO
10' 2" x 10' 2" (3.1m x 3.1m)

ENSUITE SHOWER ROOM

SECOND FLOOR

BEDROOM ONE
15' 8" x 13' 3" (4.78m x 4.04m)

ENSUITE SHOWER ROOM

OUTSIDE

PATIO GARDEN



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		71 C
55-68	D	56 D	
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

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www.phillipsandstill.co.uk