

# PHILLIPS & STILL

Lewes Road, Brighton

Asking Price £600,000



- Delightful six bedroom HMO
- Two Bathrooms
- Perfect Student House
- Enclosed Rear Garden
- Close to City Centre

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## 170 Lewes Road, Brighton, BN2 3LD



This house is an exceptional property with an abundance of space. It boasts six bedrooms, making it perfect for student accommodation which is in very high demand in this area. The accommodation is spread over four floors, providing plenty of privacy and flexibility.

The highlight of this property is undoubtedly the large kitchen, which is perfect for those who love to cook and entertain. With ample space for dining, this area is ideal for hosting gatherings with friends and family. The sitting area is also spacious and comfortable, providing a cozy space to relax and unwind.

The house features six double bedrooms, ensuring that everyone has their own private space. Two bathrooms are available, which is a great convenience for a larger household. The location of the house on Lewes Road is ideal, with accessible bus routes to and from the universities, making it perfect for students or faculty members.

In addition to its proximity to the universities, this house is also conveniently located near many local amenities. Whether it's shopping, dining, or entertainment, everything you need is just a short distance away. This makes it an excellent investment opportunity, as the demand for housing in this area is high.



## 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 around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle

### Lewes Road, Brighton, BN2 3LD

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM 6

11' 10" x 7' 3" (3.61m x 2.21m)

SHOWER ROOM

BEDROOM FIVE

11' 8" x 8' 4" (3.56m x 2.54m)

KITCHEN

12' 6" x 7' 9" (3.81m x 2.36m)

### FIRST FLOOR

SITTING ROOM

13' 2" x 7' 2" (4.01m x 2.18m)

SHOWER ROOM

BEDROOM FOUR

11' 1" x 7' 10" (3.38m x 2.39m)

BEDROOM THREE

12' x 7' 10" (3.66m x 2.39m)

### SECOND FLOOR

BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m)

BEDROOM ONE

13' 6" x 10' 3" (4.11m x 3.12m)

### OUTSIDE

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](mailto: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	72 C	86 B
55-68	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 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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