

PHILLIPS & STILL

Dudley Road, Brighton

Asking Price £600,000



- Spacious six bedroom HMO
- Open Plan living space
- Two Bathrooms
- Annual Income of £40,560
- Delightful Large rear garden

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Dudley Road, Brighton, BN1 7GN



This house is a spacious six-bedroom HMO (House in Multiple Occupation) with an open plan living space. It offers ample room for comfortable living and is ideal for a group of individuals looking to share a living space.

The property features two bathrooms, ensuring convenience and ease for the occupants. This is particularly beneficial for a house with multiple bedrooms, as it reduces the potential for congestion during busy morning routines or evening schedules.

With an annual income of £40,560, this property presents itself as a fantastic investment opportunity. The potential for a high rental income is evident, making it an attractive option for those seeking a property that can generate substantial returns.

One of the highlights of this house is its delightful large rear garden. This outdoor space provides a serene and relaxing environment, perfect for unwinding or hosting gatherings and events during pleasant weather. The garden offers ample room for outdoor activities or even the possibility of adding additional features like a patio or barbecue area.

The location of this house boasts great links to both universities, making it an ideal choice for students or faculty members who require easy access to academic institutions. The proximity to universities ensures convenience and flexibility, allowing for reduced commuting time and potential cost savings on transportation.



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 is really known for its entertainment and lifestyle.



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX
11' 9" x 14' 8" (3.58m x 4.47m)

LIVING ROOM
11' 2" x 11' 11" (3.4m x 3.63m)

KITCHEN AREA

WC

FIRST FLOOR

BEDROOM FIVE
8' x 8' (2.44m x 2.44m)

BEDROOM FOUR
7' 5" x 11' 11" (2.26m x 3.63m)

BEDROOM THREE
11' 9" x 12' 1" (3.58m x 3.68m)

BATHROOM

SECOND FLOOR

BEDROOM TWO
8' 9" x 9' (2.67m x 2.74m)

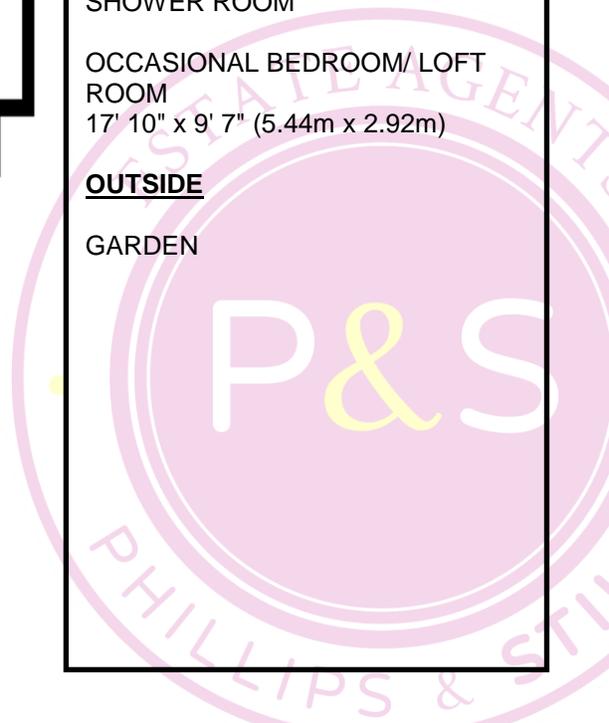
BEDROOM ONE
8' 7" x 8' (2.62m x 2.44m)

SHOWER ROOM

OCCASIONAL BEDROOM/ LOFT
ROOM
17' 10" x 9' 7" (5.44m x 2.92m)

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 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		87 B
69-80	C		
55-68	D	61 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.

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