

# PHILLIPS & STILL

Upper Lewes Road, Brighton

£600,000



- Extremely spacious six bedroom HMO
- Large Open plan kitchen/lounge
- Prime location for students
- Ideal investment opportunity
- Easy access to town and Universities

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)

## 127 Upper Lewes Road, Brighton, BN2 3FD



This six-bedroom house is an extremely spacious and well-designed HMO (House in Multiple Occupation), making it an ideal investment opportunity. Located in a prime location for students, it is conveniently close to numerous local amenities.

The house boasts a large open plan kitchen and lounge area, creating a welcoming and communal space for the residents. The open plan layout ensures that the area feels bright, spacious, and perfect for socializing or studying. Additionally, the kitchen is fully equipped with modern appliances and ample storage space, offering convenience and functionality.

One of the standout features of this property is its rear patio garden. The garden provides a private outdoor space for the residents to relax, unwind, or even host small gatherings. It offers a tranquil environment away from the hustle and



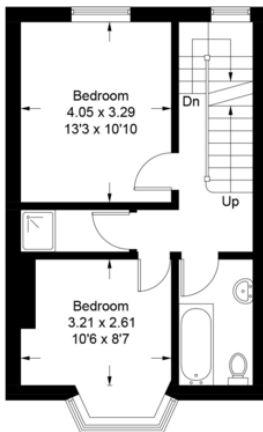


Picture this...

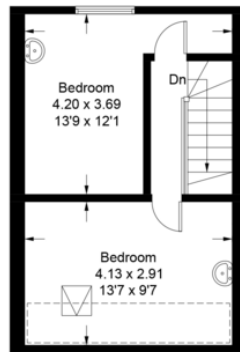
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## Upper Lewes Road, Brighton, BN2 3FD

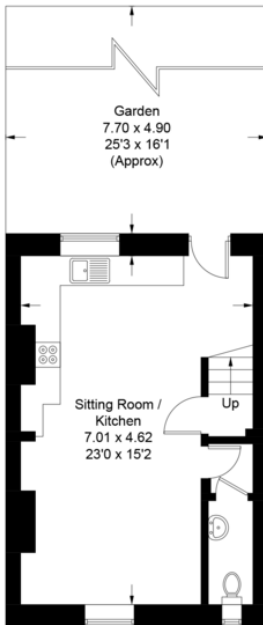
Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft



First Floor

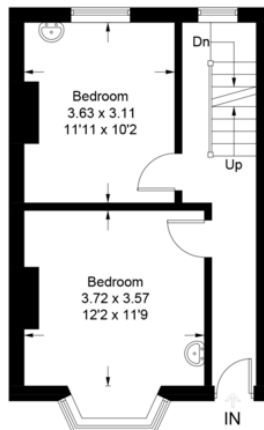


Second Floor



Lower Ground Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

## Accommodation

bustle of the city, allowing for a peaceful retreat.

In terms of its investment potential, the house currently generates an income of £36,000 per year. This is a significant return on investment, making it an attractive option for investors looking to capitalize on the student housing market. With six bedrooms, the property has the capacity to accommodate a large number of students, maximizing its rental income potential.

Furthermore, the house's location offers easy access to both the town center and universities. This is particularly advantageous for students, as it reduces commuting time and provides convenience. Proximity to the universities also increases the demand for housing in the area, ensuring a steady stream of potential tenants.

GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX

12' 2" x 11' 9" (3.71m x 3.58m)

BEDROOM FIVE

11' 11" x 10' 2" (3.63m x 3.1m)

LOWER GROUND FLOOR

SITTING ROOM/ KITCHEN

23' x 15' 2" (7.01m x 4.62m)

WC

FIRST FLOOR

BEDROOM FOUR

10' 6" x 8' 7" (3.2m x 2.62m)

BEDROOM THREE

13' 3" x 10' 10" (4.04m x 3.3m)

BATHROOM

SECOND FLOOR

BEDROOM TWO

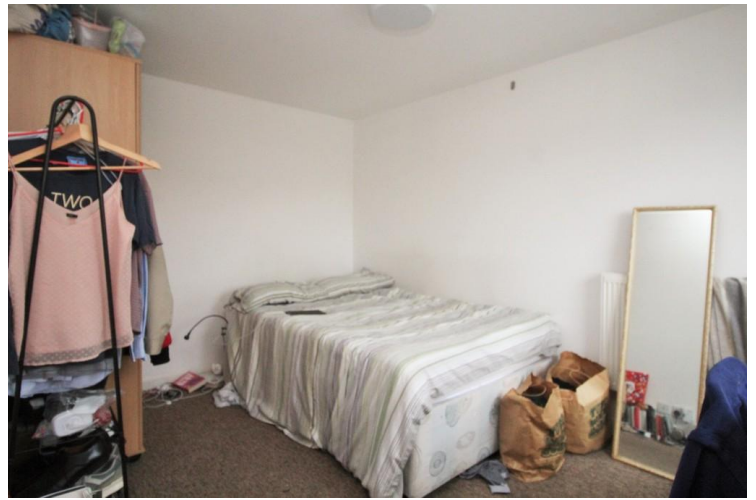
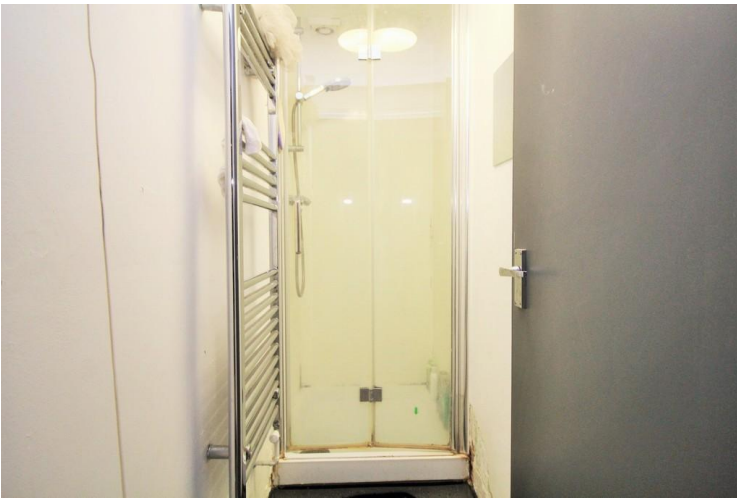
13' 7" x 9' 7" (4.14m x 2.92m)

BEDROOM ONE

13' 9" x 12' 1" (4.19m x 3.68m)

OUTSIDE

REAR 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		

## 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](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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