

# PHILLIPS & STILL

Surrey Street, Brighton

Asking Price £500,000 -£525,000



- A five bedroom terraced freehold property
- Arranged as an HMO
- Popular location close to universities
- Current rent is £45,588 Per Annum
- No onward chain

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## Surrey Street, Brighton, BN1 3PA



This spacious five-bedroom house on Surrey Street in Brighton offers an exceptional opportunity for investors. Located in the heart of the city centre, it is perfectly positioned for easy access to local amenities, public transport, and the vibrant atmosphere Brighton is known for. The property is a short distance from both Brighton University and Sussex University, making it particularly appealing to students and professionals alike.

The house is currently arranged as a House in Multiple Occupation (HMO), generating a reliable annual income of £45,588. Each of the five well-sized bedrooms provides a comfortable living space, ideal for tenants. The property benefits from a modern kitchen and shared living areas, ensuring convenience and functionality for its residents.

Given its prime location, the property is always in demand, ensuring low vacancy rates and consistent rental income. This is a fantastic investment opportunity in one of Brighton's most sought-after locations, combining the advantages of city-centre living with proximity to the universities



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

SITTING ROOM  
10' 4" x 9' 3" (3.15m x 2.82m)

BEDROOM  
9' 11" x 8' 6" (3.02m x 2.59m)

KITCHEN  
15' 5" x 6' 9" (4.7m x 2.06m)

SHOWER ROOM

## FIRST FLOOR

BEDROOM  
14' 1" x 9' 9" (4.29m x 2.97m)

BEDROOM  
10' 2" x 9' 4" (3.1m x 2.84m)

WC

BATHROOM

## SECOND FLOOR

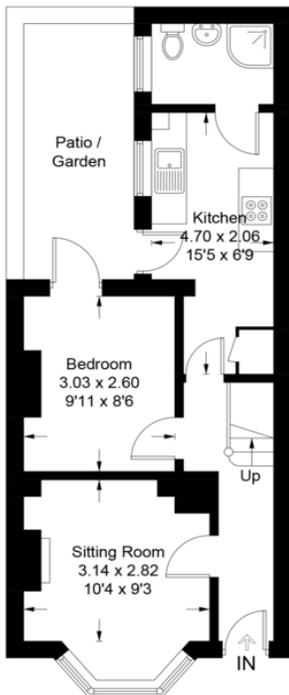
BEDROOM  
10' 3" x 9' 4" (3.12m x 2.84m)

## OUTSIDE

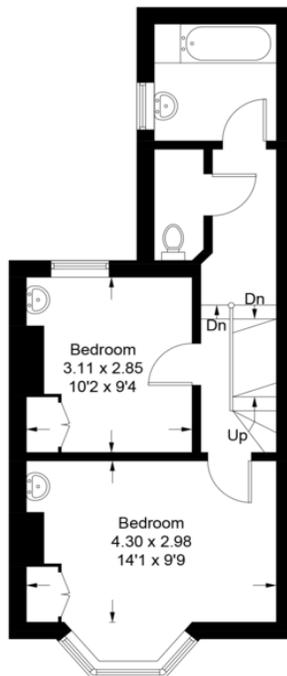
PATIO GARDEN

**Surrey Street, Brighton, BN1 3PA**

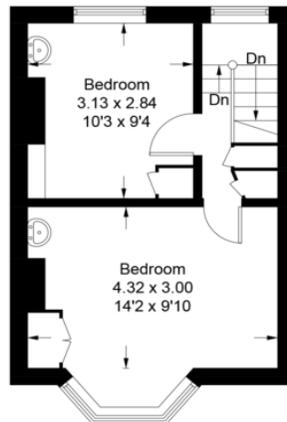
Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



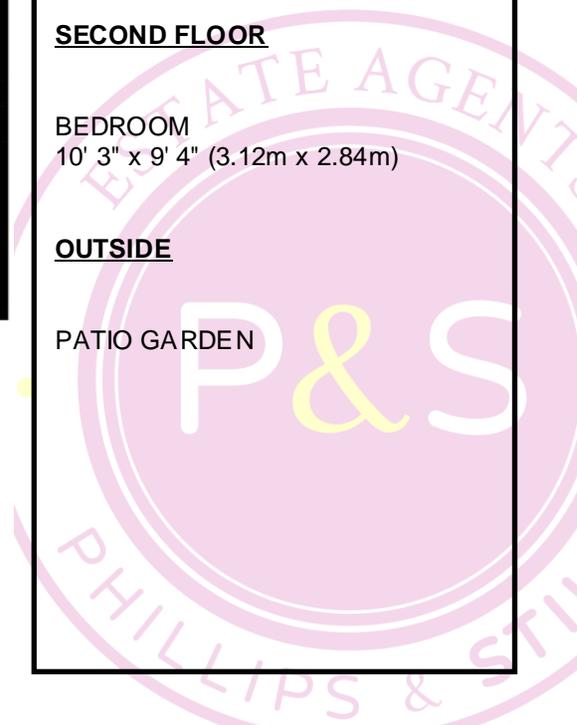
Ground Floor



First Floor



Second Floor





## 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		83 B
69-80	C		
55-68	D	64 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](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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