

# PHILLIPS & STILL

Stephens Road, Brighton

Guide Price £350,000 - £375,000



- A three bedroom freehold terraced house
- Currently used as an HMO generating £2,420 PCM
- Popular location close to great schools and universities
- Sunny rear garden
- No onward chain

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## Stephens Road, Brighton, BN1 7ER



Welcome to this three-bedroom freehold terrace house, currently operating as a well-established House in Multiple Occupation (HMO) that generates an impressive annual income of £29,040. Nestled in a popular and vibrant location, this property is ideally situated close to excellent schools and universities, making it a prime investment opportunity for both seasoned landlords and first-time buyers looking to enter the rental market.

As you step inside, you are greeted by a spacious and inviting layout that maximizes both comfort and functionality. The property boasts three generously sized bedrooms, each thoughtfully designed to accommodate residents with ample space and natural light. The communal areas are well-appointed, providing a welcoming atmosphere for tenants and guests alike.

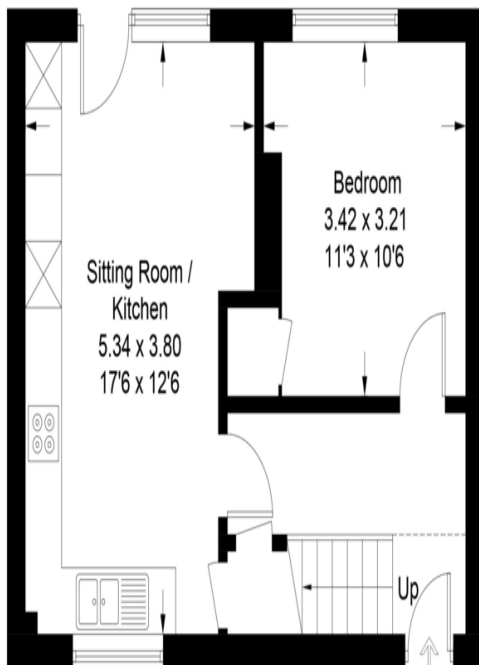
The sunny rear garden is a delightful feature of this property, offering a serene outdoor space to relax and unwind. It presents the perfect setting for summer gatherings, gardening, or simply enjoying the sunshine—a rare find in urban living.

This property is sold with no onward chain, ensuring a smooth and efficient purchasing process. With its strategic location, robust rental income, and potential for future appreciation, this terrace house presents an exceptional opportunity for investment or as a family home.

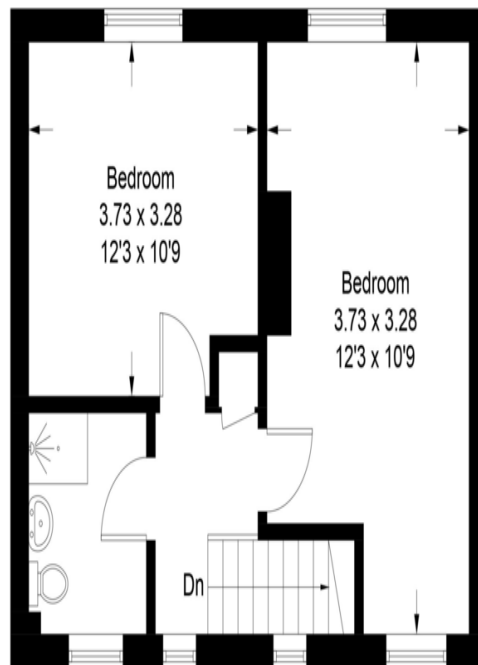


## Stephens Road, Brighton, BN1 7ER

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft



Ground Floor



First Floor

## Accommodation

### GROUND FLOOR

SITTING ROOM/KITCHEN  
17' 6" x 12' 6" (5.33m x 3.81m)

BEDROOM  
11' 3" x 10' 6" (3.43m x 3.2m)

### FIRST FLOOR

BEDROOM  
12' 3" x 10' 9" (3.73m x 3.28m)

SHOWER ROOM

BEDROOM  
12' 3" x 10' 9" (3.73m x 3.28m)

### 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		86 B
69-80	C		
55-68	D	67 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 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.

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**01273 771111**

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