

PHILLIPS & STILL

Hartington Place, Brighton

Asking Price £650,000



- **Modern Student House**
- **Large Bedrooms**
- **Open Plan Social Space**
- **Private Rear Patio & Garden**
- **Annual Income of £46,800**

To view all our homes: phillipsandstill.co.uk

Hartington Place, Brighton, BN2 3LR



Beautifully Presented 6-Bed Student House with Large Open-Plan Kitchen.

This modern 6 bedroom student house really does tick all the boxes! It's finished to a high standard with modern décor & furnishings and benefits from a large open-plan kitchen/diner with appliances included. There's also a cosy lounge space with onto a private rear garden and patio area with bi-fold doors. In terms of its investment potential, the house currently generates an income of £46,800 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.



Picture this...


The current owner collects a very attractive rental yield for this property making it a brilliant asset to any investor's portfolio!

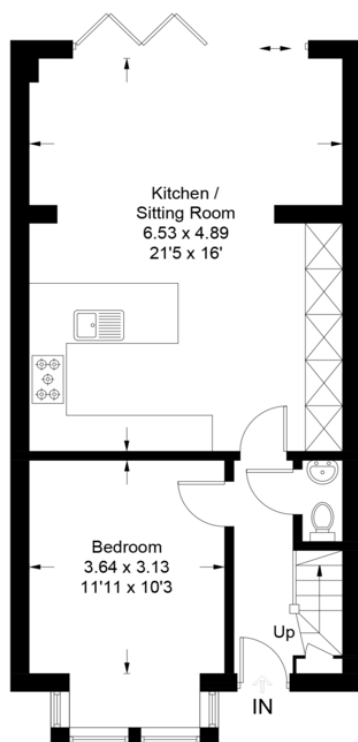
Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

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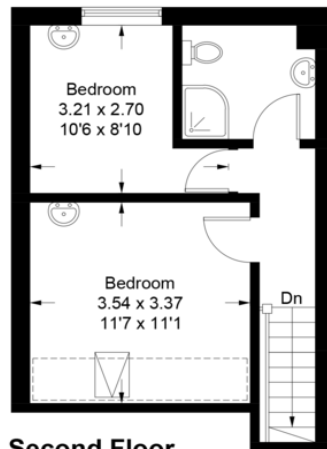
Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft



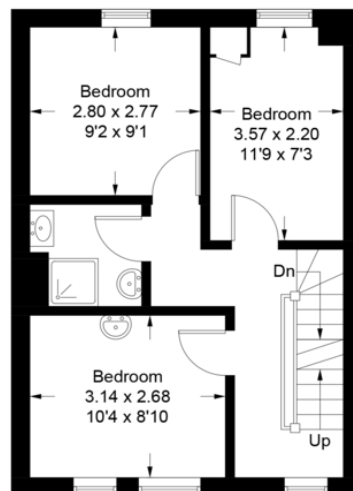
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM 6

11' 11" x 10' 3" (3.63m x 3.12m)

KITCHEN/ SITTING ROOM

21' x 5' 16" (6.4m x 1.93m)

FIRST FLOOR

BEDROOM FIVE

11' 9" x 7' 3" (3.58m x 2.21m)

BEDROOM FOUR

9' 2" x 9' 1" (2.79m x 2.77m)

SHOWER ROOM

BEDROOM THREE

10' 4" x 8' 10" (3.15m x 2.69m)

SECOND FLOOR

BEDROOM TWO

10' 6" x 8' 10" (3.2m x 2.69m)

SHOWER ROOM

BEDROOM ONE

11' 7" x 11' 1" (3.53m x 3.38m)

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 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	62 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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