

Ticehurst Road, Brighton

Asking Price £550,000



- **6 Bedroom HMO**
- **Great Investment Opportunity**
- **Current Rent Is £3685 pcm**
- **Sold With Tenants In Situ**
- **Remainder Of New Build Warranty**

## 2A Ticehurst Road, Brighton, BN2 5PU



This recently build house is a great investment opportunity and currently rents for approximately £45,000 per year. It is in very good condition and is being sold with the current tenants in situ. Located on the East of Brighton, inland from The Marina and is in a popular area.

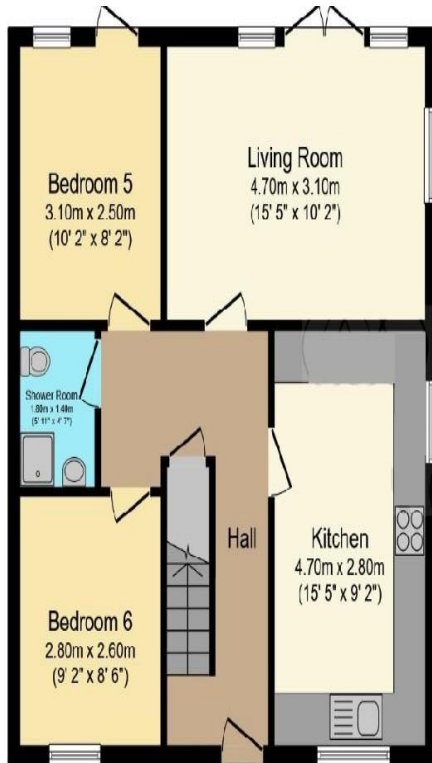
With a yearly rental income of £45,000, this property is a stunning investment opportunity, ideal for buy to let. It has a modern finish throughout and is in very good condition. It is being sold with the current tenants in so as an investment, is perfect. Located on the East of Brighton in a popular location close to local shops and cafes.



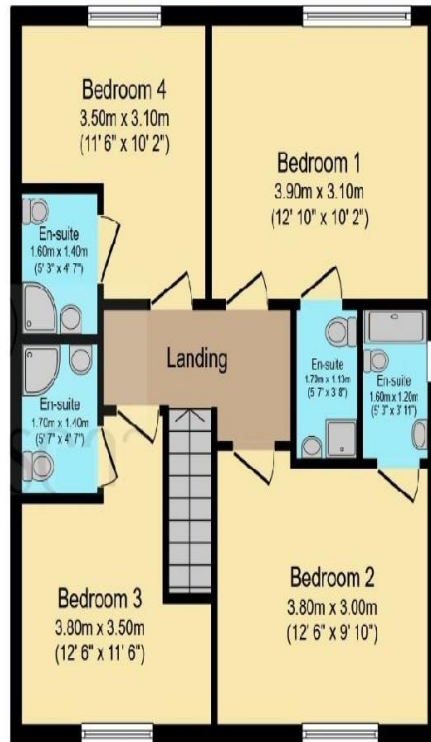
## Picture this...

The delightful garden is perfect for, sunbathing, barbeques, garden parties and enjoying a glass of wine after a days work

Or if you're looking for entertainment away from home, Brighton Marina is just down the road where you'll find a huge choice of places to eat & drink and things to do including a cinema, bowling alley, indoor crazy golf & lots more!



Ground Floor



First Floor

Total floor area 118.5 sq.m. (1,275 sq.ft.) approx

Activate Windows

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

KITCHEN

15' 5" x 9' 2" (4.7m x 2.79m)

LIVING ROOM

15' 5" x 10' 2" (4.7m x 3.1m)

BEDROOM 5

10' 2" x 8' 2" (3.1m x 2.49m)

BEDROOM 6

9' 2" x 8' 6" (2.79m x 2.59m)

SHOWER ROOM

### FIRST FLOOR

BEDROOM 4

11' 6" x 10' 2" (3.51m x 3.1m)

ENSUITE

BEDROOM 3

12' 6" x 11' 6" (3.81m x 3.51m)

ENSUITE

BEDROOM 1

12' 10" x 10' 2" (3.91m x 3.1m)

ENSUITE

BEDROOM 2

12' 6" x 9' 10" (3.81m x 3m)

ENSUITE

### 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.

## 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.

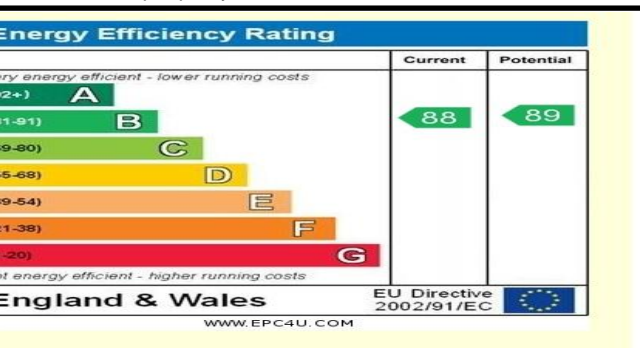
## Phillips & Still

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## 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.