

Ticehurst Road, Brighton

Offers In Excess Of £475,000



- **A Mid Terraced Property With A Six Bedroom HMO Licence**
- **Fantastic Investment Opportunity**
- **Sold With Tenants In Situ**
- **Off Road Parking**
- **No Onward Chain**

2 Ticehurst Road, Brighton, BN2 5PU



This fantastic mid-terraced house which has a six bedroom HMO licence and boasts nearly 10% yield, making this a golden opportunity for investors seeking a high return on their investment. Ticehurst Road is set in a popular location situated in the heart of East Brighton. Excellent transport lines ensure access to the city. The property itself was recently renovated a few years ago, plus investor will appreciate the benefits, financially at this property with such a high return on the yield the demand for quality HMO'S in this area has been on the rise.

The property is located close to the Royal Sussex County Hospital and Brighton City university campus, the City Centre is also easily accessible. Situated in a popular residential location of East Brighton close to excellent local schools catering to all ages, parks, local shops & amenities, Brighton Racecourse and Brighton Marina if it's entertainment you're looking for. The street has a very welcoming, community feel with abundant easy street parking readily available.

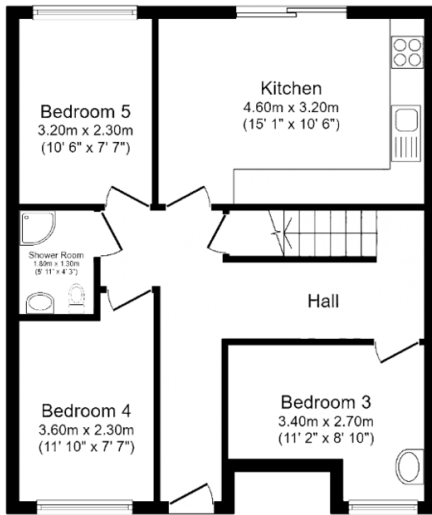
This deceptively spacious house is a great investment opportunity achieving an excellent annual yield. Presented in good condition, the property is being sold with the current tenants in situ and currently achieves £3715 per month with scope to achieve higher.



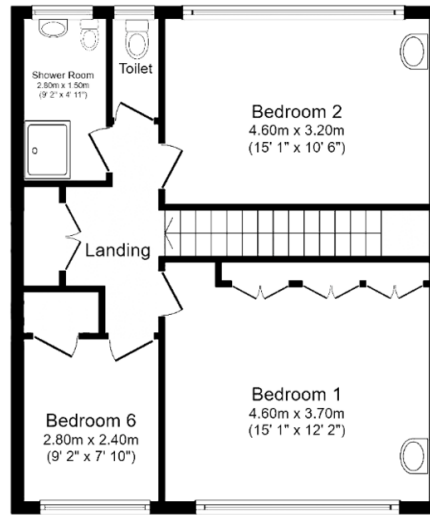
Picture this...

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 114.8 sq.m. (1,236 sq.ft.) approx

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 / DINING ROOM
15' 1" x 10' 6" (4.6m x 3.2m)

BEDROOM FIVE
10' 6" x 7' 7" (3.2m x 2.31m)

SHOWER ROOM
With W.C.

BEDROOM FOUR
11' 10" x 7' 7" (3.61m x 2.31m)

BEDROOM THREE
11' 2" x 8' 10" (3.4m x 2.69m)

FIRST FLOOR

LANDING

BATHROOM

SEPARATE W.C.

BEDROOM TWO
15' 1" x 10' 6" (4.6m x 3.2m)

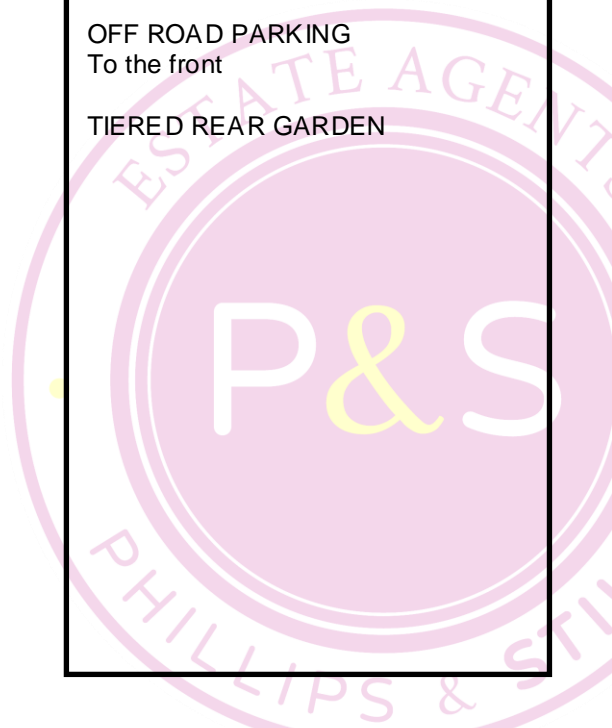
BEDROOM ONE
15' 1" x 12' 2" (4.6m x 3.71m)

BEDROOM SIX
9' 2" x 7' 10" (2.79m x 2.39m)

OUTSIDE

OFF ROAD PARKING
To the front

TIERED 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.

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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.

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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www.phillipsandstill.co.uk