

# PHILLIPS & STILL

New England Road, Brighton

Guide Price Of £525,000 - £550,000



- A great opportunity to acquire an entire freehold building
- Arranged as two three bedroom maisonettes
- Rear Garden
- Providing a total rent of £3000 PCM

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## 38 New England Road, Brighton, BN1 4GG



Investor Heaven / Located in a popular location close to Brighton City Centre, this entire freehold building is being offered with no onward chain. The property is currently arranged as: a ground and lower ground floor maisonette with a garden, two shower rooms sitting room, kitchen and three bedrooms. Then a first and second floor maisonette comprising of: sitting room, three bedrooms, cloakroom, bathroom and a kitchen.

Both maisonettes have the benefit of tenants in situ and are on AST's agreements. The total combined rental income is £3000 PCM, making it a fantastic opportunity to invest in a property in Brighton.

The property is only moments from the fabulous redeveloped Open Market and London Road/ Preston Circus which after numerous restaurant and vibrant foodie scene. The famous Brighton Laines and beach are only a short ride or stroll away, as is Brighton mainline Station with direct links to Victoria making it perfect for commuters.



## Picture this...

Just imagine walking out of your front door and sauntering into the centre of town, where you can enjoy the buzz and entertainment that Brighton & Hove has to offer.

There you will find a wide range of bars, restaurants and shops available, so why not soak up the cosmopolitan atmosphere and go on an adventure!



## Accommodation

### LOWER GROUND FLOOR

SITTING ROOM  
16' 4" x 13' 2" (4.98m x 4.01m)

BATHROOM

### GROUND FLOOR

ENTRANCE HALL

BEDROOM  
15' 7" x 12' 8" (4.75m x 3.86m)

BEDROOM  
10' 8" x 10' 0" (3.25m x 3.05m)

BEDROOM  
11' 11" x 8' 11" (3.63m x 2.72m)

SHOWER ROOM

### FIRST FLOOR

SITTING ROOM  
16' 4" x 13' 1" (4.98m x 3.99m)

BEDROOM  
11' 11" x 10' 10" (3.63m x 3.3m)

BEDROOM  
11' 9" x 9' 1" (3.58m x 2.77m)

CLOAKROOM

### SECOND FLOOR

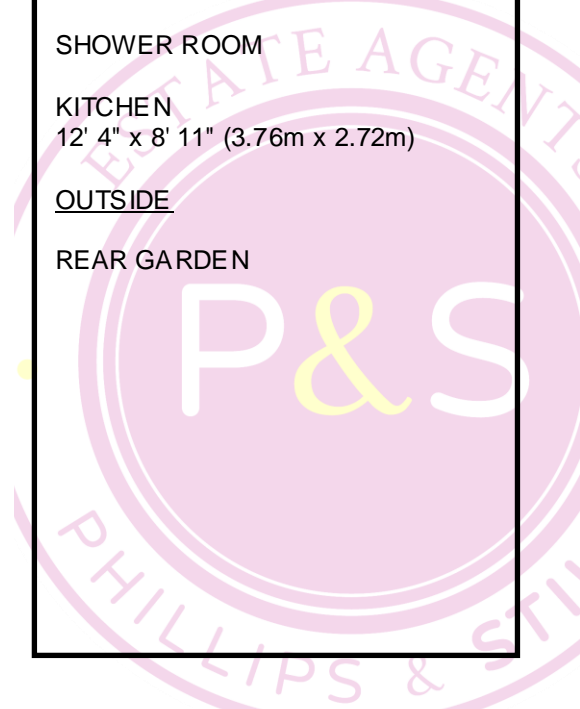
BEDROOM  
16' 8" x 15' 3" (5.08m x 4.65m)

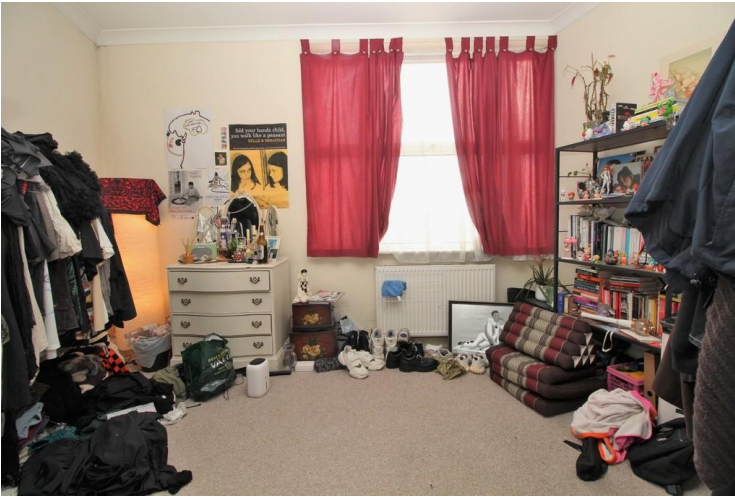
SHOWER ROOM

KITCHEN  
12' 4" x 8' 11" (3.76m x 2.72m)

### 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.

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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](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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