

PHILLIPS & STILL

Lewes Road, Brighton

Guide Price £425,000 - £450,000



- A Four bedroom maisonette
- Currently let at £2500 pcm
- Delightful communal living space
- An HMO arranged over three levels
- Close to local amenities

To view all our homes: phillipsandstill.co.uk

Upper Maisonette, 130 Lewes Road, Brighton, BN2 3LG



A fantastic opportunity to acquire an investment property with potential for high returns. The property has a HMO license for 4 people and is currently let at £2500 pcm.

Not your average HMO with lots of character and has an amazing social living space which is generously sized with rustic charm.

Arranged over 3 levels the accommodation is very versatile. Lewes Road is a perfect location for students close to local amenities within easy access to the universities and into the city centre. The property is also going to be sold with a new 999-year lease.



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.



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

Accommodation

GROUND FLOOR

OPEN PLAN KITCHEN/LIVING AREA

25' 3" x 15' 11" (7.7m x 4.85m)

BEDROOM FOUR

9' 8" x 11' 11" (2.95m x 3.63m)

FIRST FLOOR

SHOWER ROOM

BEDROOM TWO

12' 3" x 11' 1" (3.73m x 3.38m)

BEDROOM THREE

12' 10" x 11' 1" (3.91m x 3.38m)

SECOND FLOOR

13' 0" x 16' 2" (3.96m x 4.93m)

BEDROOM ONE

13' 0" x 16' 2" (3.73m x 3.38m)





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		
69-80	C		76 C
55-68	D	61 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.

Phillips & Still

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www.phillipsandstill.co.uk