

PHILLIPS & STILL

St. Mary Magdalene Street, Brighton

Asking Price £450,000



- **Four bedroom HMO**
- **Good decorative order**
- **Ideal student location**
- **Rear Patio garden**
- **Close to town and routes to university**

To view all our homes: phillipsandstill.co.uk

41 St. Mary Magdalene Street, Brighton, BN2 3HU

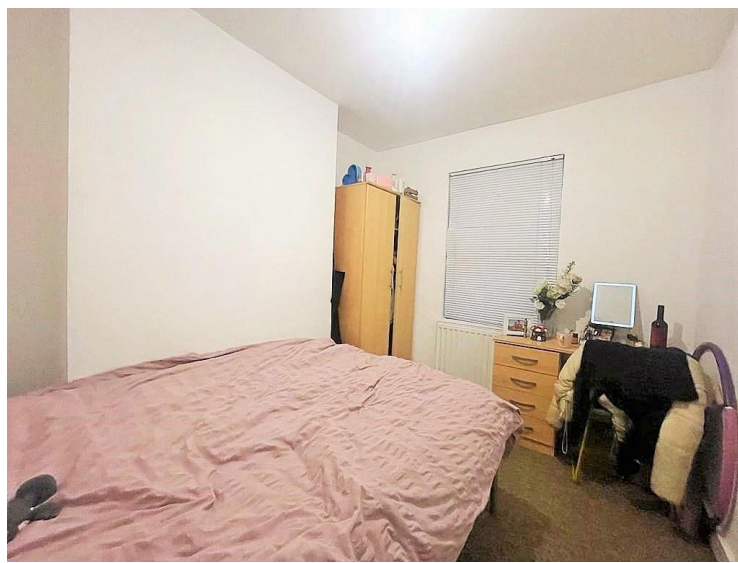


An ideal four bedroom student property, located in a popular area of Lewes Road, with many convenient bus stops that can take you to the city centre or to the Universities.

The house itself has a spacious communal area downstairs with a separate kitchen leading to a large garden, perfect for entertaining.

The ground floor has two good sized double bedrooms and a separate W/C, with the 2 further bedrooms and the shower room on the first floor.

This property is perfect for students in all aspects!

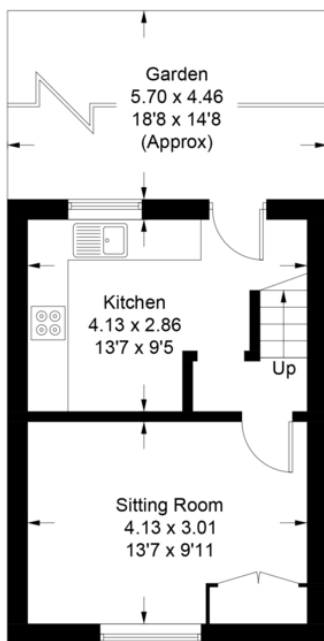


Picture this...

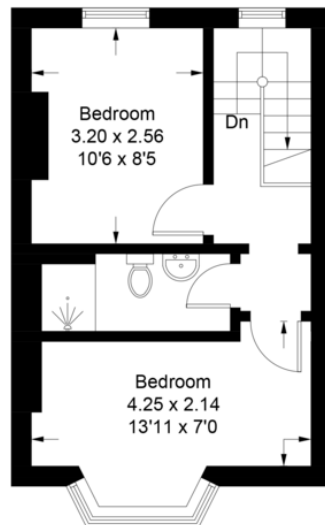
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St. Mary Magdalen Street, Brighton, BN2 3HD

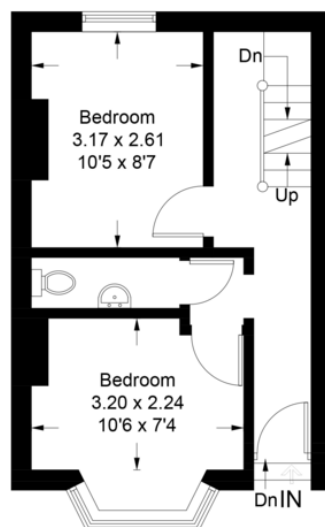
Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



Lower Ground Floor



First Floor



Ground Floor

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

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR
10' 6" x 7' 4" (3.2m x 2.24m)

BEDROOM THREE
10' 5" x 8' 7" (3.18m x 2.62m)

WC

LOWER GROUND FLOOR

SITTING ROOM
13' 7" x 9' 11" (4.14m x 3.02m)

KITCHEN
13' 7" x 9' 5" (4.14m x 2.87m)

FIRST FLOOR

BEDROOM TWO
10' 6" x 8' 5" (3.2m x 2.57m)

SHOWER ROOM

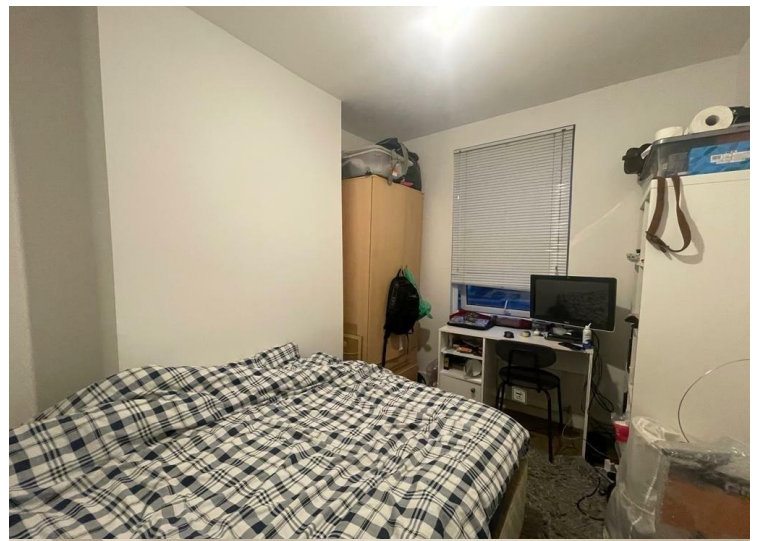
BEDROOM ONE
13' 11" x 7' (4.24m x 2.13m)

OUTSIDE

REAR GARDEN

18' 8" x 14' 8" (5.69m x 4.47m)
(APPROX)





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		90 B
69-80	C		
55-68	D		
39-54	E	41 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 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