# PHILLIPS & STILL

### Lewes Road, Brighton

## Asking Price £600,000





- Delightful six bedroom HMO
- Two Bathrooms
- Perfect Student House
- Enclosed Rear Garden
- Close to City Centre

To view all our homes: phillipsandstill.co.uk



### 170 Lewes Road, Brighton, BN2 3LD



This house is an exceptional property with an abundance of space. It boasts six bedrooms, making it perfect for student accommodation which is in very high demand in this area. The accommodation is spread over four floors, providing plenty of privacy and flexibility.

The highlight of this property is undoubtedly the large kitchen, which is perfect for those who love to cook and entertain. With ample space for dining, this area is ideal for hosting gatherings with friends and family. The sitting area is also spacious and comfortable, providing a cozy space to relax and unwind.

The house features six double bedrooms, ensuring that everyone has their own private space. Two bathrooms are available, which is a great convenience for a larger household. The location of the house on Lewes Road is ideal, with accessible bus routes to and from the universities, making it perfect for students or faculty members.

In addition to its proximity to the universities, this house is also conveniently located near many local amenities. Whether it's shopping, dining, or entertainment, everything you need is just a short distance away. This makes it an excellent investment opportunity, as the demand for housing in this area is high.





### 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

Lewes Road, Brighton, BN2 3LD



Accommodation

#### GROUND FLOOR

ENTRANCE HALL

BEDROOM 6 11' 10" x 7' 3" (3.61m x 2.21m)

SHOWER ROOM

BEDROOM FIVE 11' 8" x 8' 4" (3.56m x 2.54m)

KITCHEN 12' 6" x 7' 9" (3.81m x 2.36m)

#### FIRST FLOOR

SITTING ROOM 13' 2" x 7' 2" (4.01m x 2.18m)

SHOWER ROOM

BEDROOM FOUR 11' 1" x 7' 10" (3.38m x 2.39m)

BEDROOM THREE 12' x 7' 10" (3.66m x 2.39m)

SECOND FLOOR

BEDROOM TWO 10' 1" x 8' 3" (3.07m x 2.51m)

BEDROOM ONE 13' 6" x 10' 3" (4.11m x 3.12m)

TE A

#### OUTSIDE

GARDEN

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



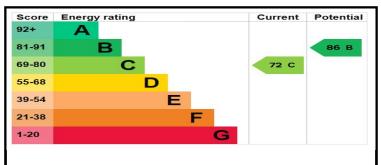




## What to do next

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.



# 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.fensa.org.uk http://list.english-heritage.org.uk

# Directions

For directions to this property please contact us.

# Phillips & Still 01273 771111

westernrd@phillipsandstill.co.uk 112 Western Road, Brighton, East Sussex, BN1 2AB www.phillipsandstill.co.uk