

PHILLIPS & STILL

Lewes Road, Brighton

£550,000



- **Extremely spacious five bedroom HMO**
- **Separate Lounge/kitchen**
- **Prime location for students**
- **Ideal investment opportunity**
- **Easy access to town and Universities**

To view all our homes: phillipsandstill.co.uk

139 Lewes Road, Brighton, BN2 3LG

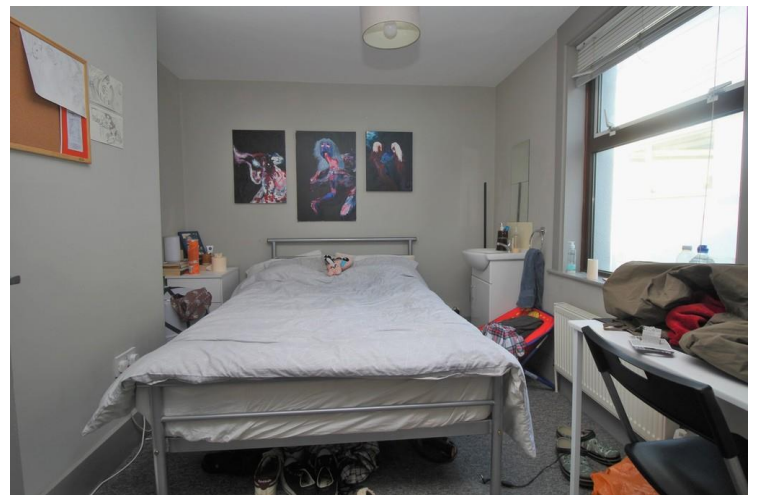


This six-bedroom house is an extremely spacious and well-designed HMO (House in Multiple Occupation), making it an ideal investment opportunity. Located in a prime location for students, it is conveniently close to numerous local amenities.

The house boasts a separate lounge area, creating a welcoming and communal space for the residents. The kitchen is fully equipped with modern appliances and ample storage space, offering convenience and functionality.

In terms of its investment potential, the house currently generates an income of £36,000 per year. This is a significant return on investment, making it an attractive option for investors looking to capitalize on the student housing market. With six bedrooms, the property has the capacity to accommodate a large number of students, maximizing its rental income potential.

Furthermore, the house's location offers easy access to both the town center and universities. This is particularly advantageous for students, as it reduces commuting time and provides convenience. Proximity to the universities also increases the demand for housing in the area, ensuring a steady stream of potential tenants.



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

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Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft



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

Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM FIVE
12' 11" x 10' (3.94m x 3.05m)

BEDROOM FOUR
12' 2" x 9' 7" (3.71m x 2.92m)

KITCHEN
8' 10" x 8' 6" (2.69m x 2.59m)

WC

LOWER GROUND FLOOR

SITTING ROOM
13' 6" x 11' 5" (4.11m x 3.48m)

BEDROOM SIX
11' 8" x 8' 8" (3.56m x 2.64m)

SHOWER ROOM

FIRST FLOOR

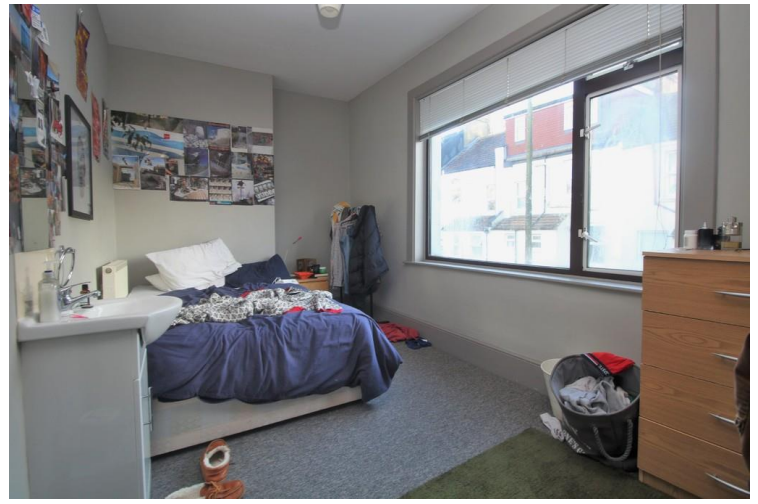
BEDROOM THREE
10' 4" x 9' 2" (3.15m x 2.79m)

BEDROOM TWO
12' 6" x 9' 11" (3.81m x 3.02m)

SHOWER ROOM

BEDROOM ONE
16' 4" x 8' 2" (4.98m x 2.49m)





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		82 B
69-80	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