

PHILLIPS & STILL

Hollingdean Terrace, Brighton

Asking Price £475,000



- **Spacious 5 Bedroom HMO**
- **2 Bathrooms & separate wc**
- **Good size rear garden**
- **Annual income of £33,600**
- **Fantastic investment opportunity**

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170 Hollingdean Terrace, Brighton, BN1 7HE



This spacious five bedroom House in Multiple Occupation (HMO) is spread over three floors, providing ample living space for potential tenants. This property presents a fantastic investment opportunity for those looking to capitalize on the rental market.

The house includes a rear garden, offering a private outdoor space for residents to relax or entertain. This additional feature adds value to the property and enhances its desirability.

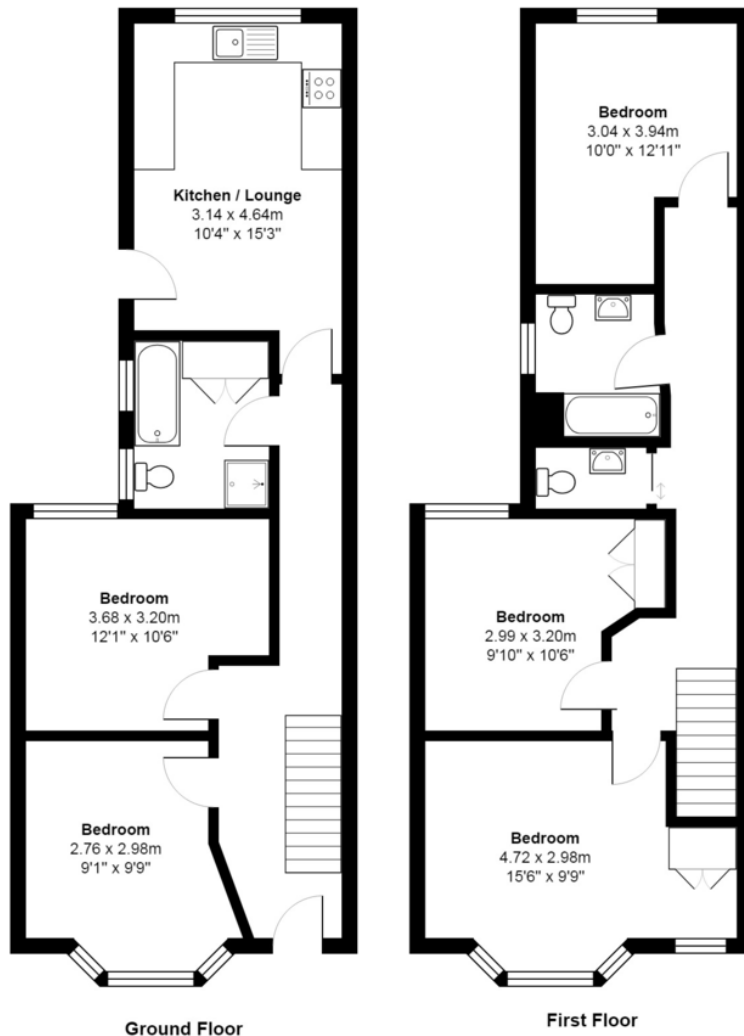
Located in close proximity to numerous local amenities, residents will have easy access to a range of shops, restaurants, and recreational facilities. This ensures convenience and ease of living for tenants, as they can fulfill their daily needs without having to travel far.



Picture this...

INSERT TEXT

170 Hollingdean Terrace, Brighton



Total Area: 108.3 m² ... 1166 ft²

All measurements are approximate and for display purposes only

Accommodation

Furthermore, this property boasts excellent access to the universities in the area. Whether it be for students or staff members, the convenient proximity to these educational institutions makes it an ideal living option. Commutes will be minimized, allowing individuals to focus on their studies or work commitments.

Overall, this five bedroom HMO accommodation offers a spacious and versatile living space, making it an attractive investment opportunity. With a rear garden, close proximity to local amenities, and excellent access to universities, this property is well-suited for potential tenants seeking comfort, convenience, and accessibility.

GROUND FLOOR

ENTRANCE HALL

BEDROOM FIVE

9' 1" x 9' 9" (2.77m x 2.97m)

BEDROOM FOUR

12' 1" x 10' 6" (3.68m x 3.2m)

BATHROOM

LOUNGE / KITCHEN

10' 4" x 15' 3" (3.15m x 4.65m)

FIRST FLOOR

LANDING

BEDROOM THREE

10' 10" x 12' 11" (3.3m x 3.94m)

BATHROOM

SEPARATE W.C.

BEDROOM TWO

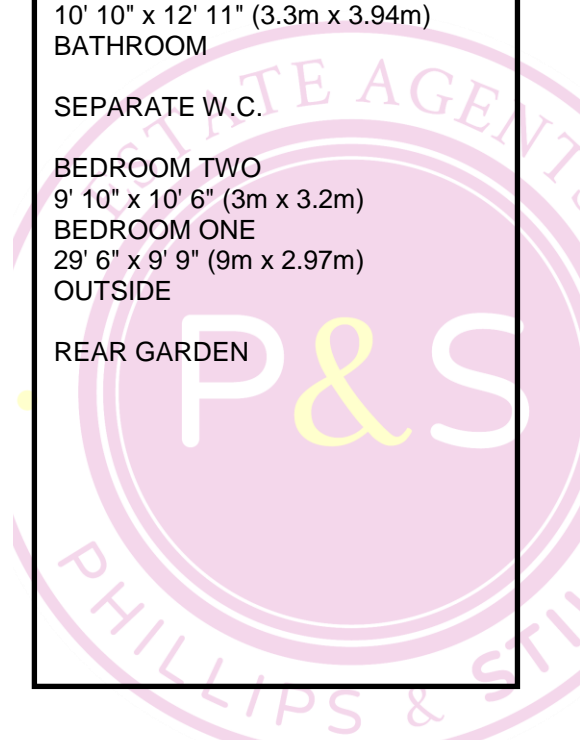
9' 10" x 10' 6" (3m x 3.2m)

BEDROOM ONE

29' 6" x 9' 9" (9m x 2.97m)

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 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.

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

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.