

PHILLIPS & STILL

Ewhurst Road, Brighton

Asking Price £500,000



- Six bedroom HMO
- Separate kitchen and sitting room
- Prime location for students
- Ideal investment opportunity
- Current annual income of £28,800

To view all our homes: phillipsandstill.co.uk

60 Ewhurst Road, Brighton, BN2 4AJ



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

The house boasts a separate kitchen and lounge, creating a welcoming and communal space for the residents. There are two bathrooms and an additional WC and you have direct access to the garden from the sitting room.

One of the standout features of this property is its rear patio garden. The garden provides a private outdoor space for the residents to relax, unwind, or even host small gatherings. It offers a tranquil environment away from the hustle and bustle of the city, allowing for a peaceful retreat.

In terms of its investment potential, the house currently generates an income of £28,800 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.

Ewhurst Road, Brighton, BN2 4AJ

Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft



Accommodation

GROUND FLOOR

ENTRANCE HALL

KITCHEN

12' x 8' 9" (3.66m x 2.67m)

SITTING ROOM

13' x 10' 5" (3.96m x 3.18m)

BEDROOM SIX

8' 10" x 6' 7" (2.69m x 2.01m)

WC

BEDROOM FIVE

12' 10" x 8' 2" (3.91m x 2.49m)

BATHROOM

FIRST FLOOR

BEDROOM FOUR

9' 2" x 8' 6" (2.79m x 2.59m)

BEDROOM THREE

9' 10" x 9' 2" (3m x 2.79m)

BEDROOM TWO

12' 5" x 10' 3" (3.78m x 3.12m)

BEDROOM ONE

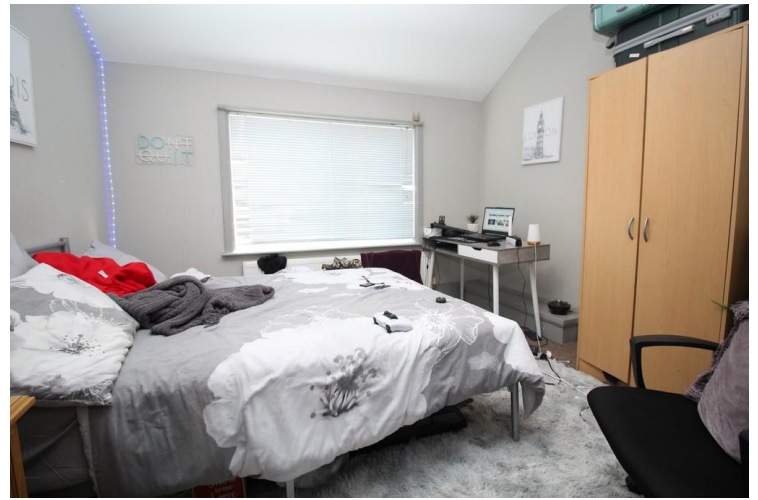
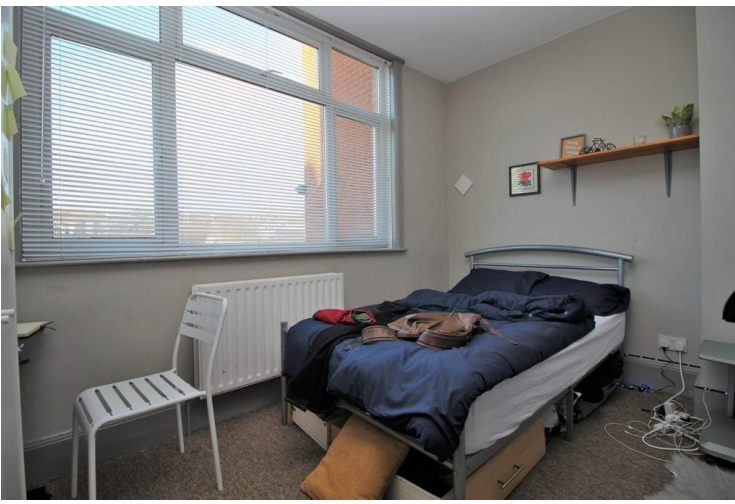
12' 2" x 9' 10" (3.71m x 3m)

BATHROOM

OUTSIDE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
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

01273 771111

westernrd@phillipsandstill.co.uk

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

www.phillipsandstill.co.uk