

# PHILLIPS & STILL

Washington Street, Brighton

Asking Price £450,000



- Four bedroom HMO
- Spacious open plan living/dining room
- Rear patio garden
- Two bathrooms
- Excellent student location

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)

## Washington Street, Brighton, BN2 9SR



This property is a spacious four-bedroom House in Multiple Occupation (HMO) that offers a comfortable and convenient living space for students. The open plan living and dining room provide a generous area for socializing and relaxation. The property also boasts a rear patio garden, allowing residents to enjoy outdoor activities or simply unwind in a calm and private setting.

With two bathrooms, the property ensures convenience and efficiency for multiple occupants. This feature eliminates the hassle of sharing facilities and promotes a comfortable living experience.

The location of the property is ideal for students, providing easy access to educational institutions and other amenities. It is conveniently situated in close proximity to universities, colleges, libraries, and other facilities that cater to the needs of students.

Additionally, this property offers a lucrative investment opportunity. With an annual income of £30,000 per year, it has the potential to generate a steady stream of rental income for the owner. This makes it an attractive prospect for individuals interested in the buy-to-let market or those seeking to capitalize on the student accommodation demand.



## 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.

### Washington Street, Brighton, BN2 9SR

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft

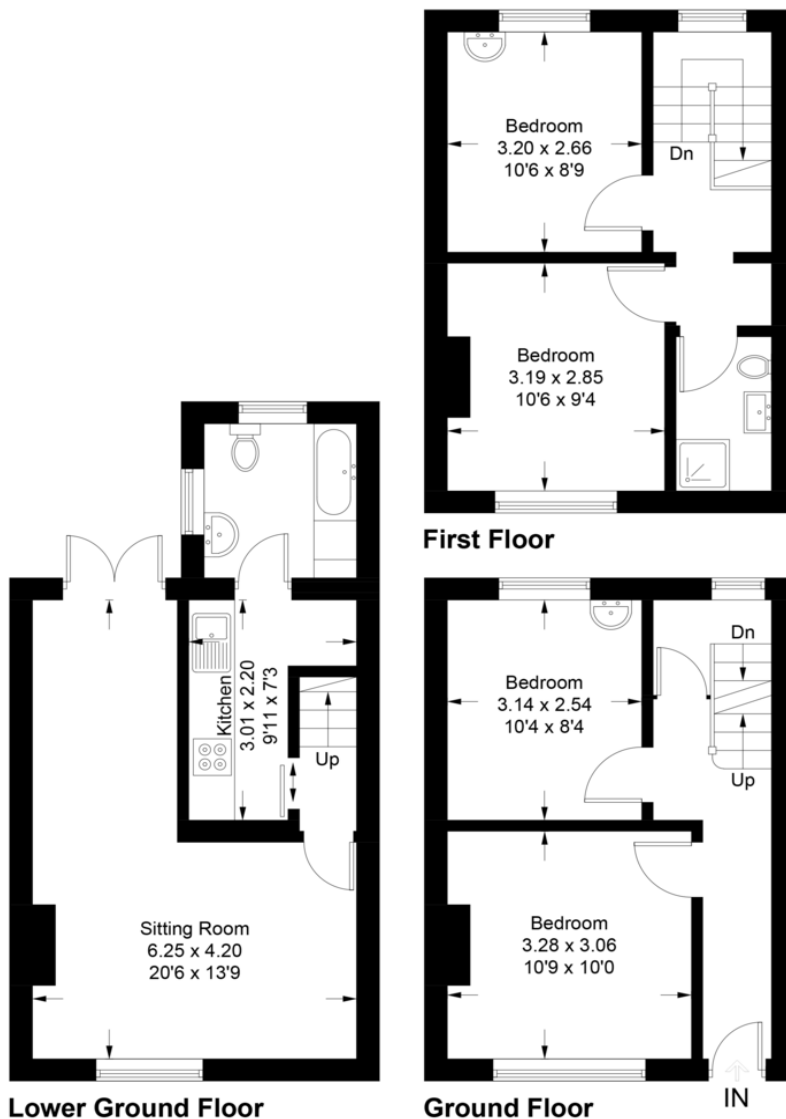


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR  
10' 9" x 10' (3.28m x 3.05m)

BEDROOM THREE  
10' 4" x 8' 4" (3.15m x 2.54m)

LOWER GROUND FLOOR

SITTING ROOM  
26' x 13' 9" (7.92m x 4.19m)

KITCHEN  
9' 11" x 7' 3" (3.02m x 2.21m)

BATHROOM

### FIRST FLOOR

BEDROOM TWO  
10' 6" x 8' 9" (3.2m x 2.67m)

BEDROOM ONE  
10' 6" x 9' 4" (3.2m x 2.84m)

SHOWER ROOM

### OUTSIDE

REAR PATIO 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](mailto: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		
39-54	E		
21-38	F		
1-20	G		
		70 C	87 B

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://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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