

Seville Street, Brighton

Asking Price £550,000



- 5 Bedroom HMO
- Communal lounge and separate kitchen
- Rear patio garden
- Excellent student location
- Annual income of £36,396 per year

## Seville Street, Brighton, BN2 3AR



This property is a spacious five bedroom HMO (House in Multiple Occupation) accommodation spread over three floors. HMO refers to a property that is rented out to three or more individuals who are not from the same family, typically students or young professionals.

The property offers ample space for its occupants, ensuring that each tenant has their own separate bedroom. With five bedrooms, this HMO can accommodate a larger group of tenants, making it ideal for student rentals.

The house is spread over three floors, providing additional privacy and separation between the bedrooms. This layout allows tenants to have their own personal space while still being part of a communal living arrangement.

The property features a communal lounge, which serves as a shared living area for all the tenants. This space can be used for socializing, studying, or simply relaxing. It provides an opportunity for tenants to interact with each other and create a sense of community within the property.

Additionally, there is a separate kitchen in the property. This allows tenants to prepare their meals individually, promoting independence and personal preferences. The kitchen also has direct access to the rear patio garden, providing a pleasant outdoor space for tenants to enjoy.

The property's annual income is stated as £36,396, indicating its potential as an investment opportunity. With the demand for student rentals, this property can generate a steady income stream.



## 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.



Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR  
11' 7" x 11' 8" (3.53m x 3.56m)

BEDROOM THREE  
9' 11" x 11' 3" (3.02m x 3.43m)

CLOAKROOM

BATHROOM

### LOWER GROUND FLOOR

LIVING ROOM  
10' 1" x 11' 8" (3.07m x 3.56m)

BEDROOM FIVE  
8' 1" x 11' 3" (2.46m x 3.43m)

KITCHEN

### FIRST FLOOR

BEDROOM TWO  
9' 8" x 11' 3" (2.95m x 3.43m)

BEDROOM ONE  
15' 1" x 11' 8" (4.6m x 3.56m)

### 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](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		80 C
55-68	D	67 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](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

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

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

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)