

PHILLIPS & STILL

Birdham Road, Brighton

Guide Price Of £375,000 - £400,000



- **Four Double Bedroom House**
- **Spacious Living Room**
- **Ideal Student Location**
- **Patio Garden**
- **Annual income of £29,112**

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This semi-detached student house is a fantastic option for those seeking spacious and comfortable accommodation. With four double bedrooms, there is plenty of room for tenants to enjoy their own private space. Located in a sought-after student area, this property is conveniently close to Moulsecomb leisure centre, and a small parade of shops, making it an ideal choice for students.

The house is raised over three floors, providing ample space for a comfortable living experience. The separate spacious kitchen is well-equipped, offering tenants the opportunity to prepare their meals with ease. It is a great place to gather and socialize with fellow housemates while cooking and enjoying meals together.

The highlight of this property is the large living room, which leads out to a generous L-shaped patio garden. This outdoor space is perfect for relaxing and unwinding after a long day of studies. With enough room for outdoor furniture and activities, it offers a great opportunity for tenants to enjoy the fresh air and socialize with friends.

Overall, this spacious four double bedroom semi-detached student house offers a comfortable and convenient living experience. With its generous patio garden, separate spacious kitchen, and close proximity to amenities and schools, it is an ideal choice for students looking for a comfortable and well-connected home.



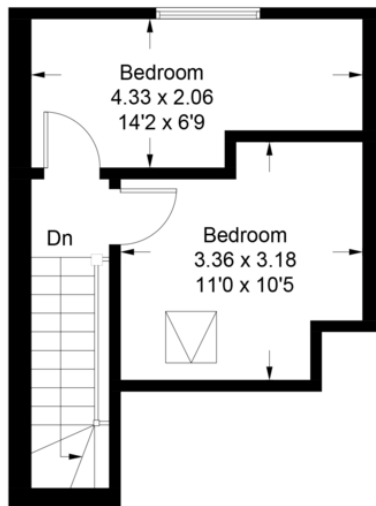
Picture this...

The current owner collects a very attractive rental yield for this property making it a brilliant asset to any investor's portfolio!

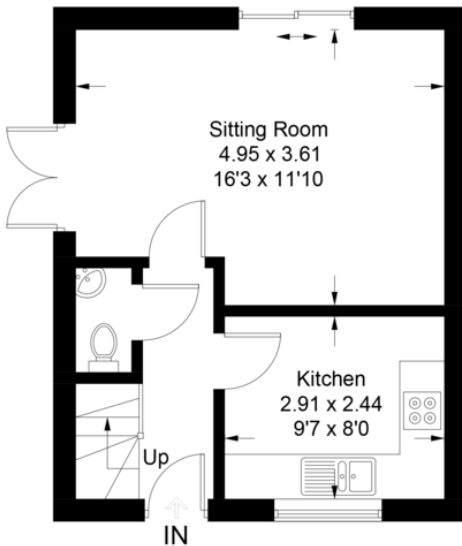
Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

Birdham Road, Brighton, BN2 4RX

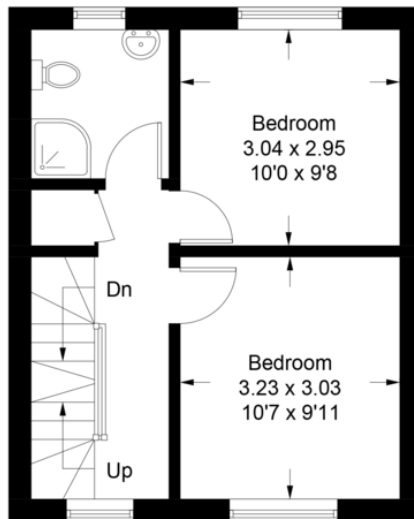
Approximate Gross Internal Area = 85.5 sq m / 920 sq ft



Second Floor



Ground Floor



First Floor

Accommodation

GROUND FLOOR

ENTRANCE HALL

WC

KITCHEN

9' 7" x 8' (2.92m x 2.44m)

SITTING ROOM

16' 3" x 11' 10" (4.95m x 3.61m)

FIRST FLOOR

SHOWER ROOM

BEDROOM FOUR

10' x 9' 8" (3.05m x 2.95m)

BEDROOM THREE

10' 7" x 9' 11" (3.23m x 3.02m)

SECOND FLOOR

BEDROOM TWO

11' x 10' 5" (3.35m x 3.18m)

BEDROOM ONE

14' 2" x 6' 9" (4.32m x 2.06m)

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 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		

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