

PHILLIPS & STILL

Park Road, Brighton

Asking Price £500,000



- Four double bedroom house
- Spacious Open Plan kitchen/living room
- Additional sitting room
- Ideal investment purchase
- Current annual income of £30,000

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53 Park Road, Brighton, BN1 9AA



This four double bedroom house is a spacious property located in the Coldean area of Brighton. The house features a generously sized kitchen, a living room, and an additional sitting room, providing plenty of space for comfortable living.

Ideal for investment purposes, the property currently generates an annual income of £30,000 per year, making it a lucrative opportunity for potential buyers. The house offers good access to the universities in the area, making it an attractive option for students or faculty members looking for a convenient living situation.

One of the standout features of this property is its delightful size rear garden, providing a private outdoor space for relaxation and entertaining. The garden offers ample room for gardening, outdoor dining, or simply enjoying the fresh air and sunshine.

Overall, this four double bedroom house in the Coldean area of Brighton offers a combination of spacious living areas, investment potential, and convenient access to local amenities, making it a desirable property for buyers looking for a comfortable and profitable living situation.



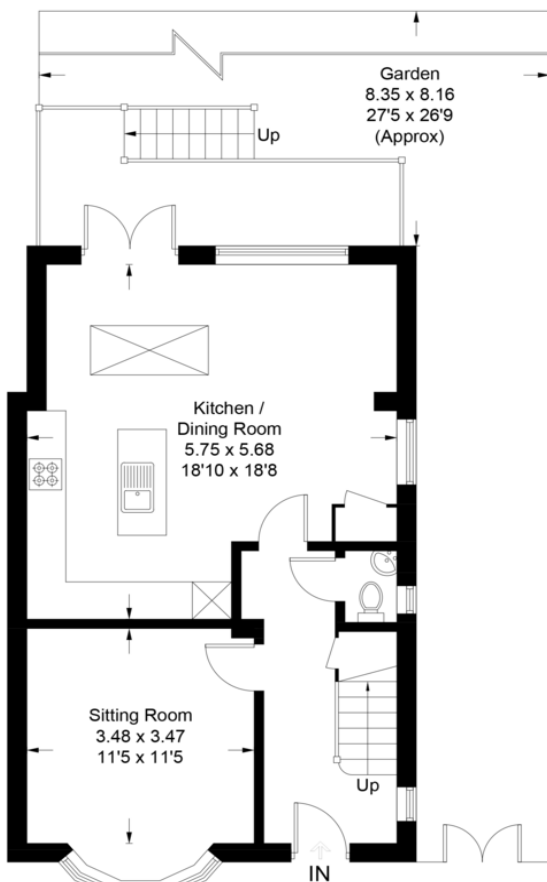
Picture this...

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

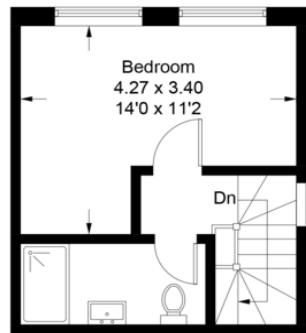
Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle.

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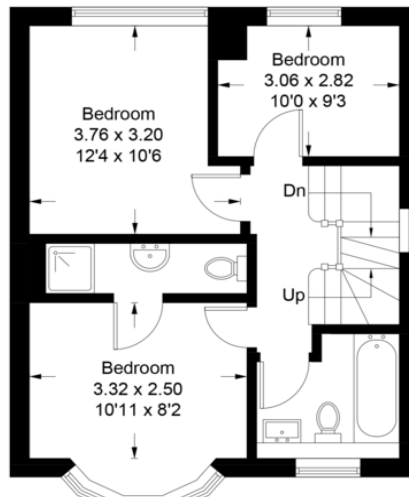
Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft



Ground Floor



Second Floor



First Floor

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

Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
11' 5" x 11' 5" (3.48m x 3.48m)
WC

KITCHEN/ DINING ROOM
18' 10" x 18' 8" (5.74m x 5.69m)

FIRST FLOOR

BEDROOM FOUR
10' x 9' 3" (3.05m x 2.82m)

BEDROOM THREE
10' 4" x 10' 6" (3.15m x 3.2m)

BEDROOM TWO
10' 11" x 8' 2" (3.33m x 2.49m)

BATHROOM

SECOND FLOOR

BEDROOM ONE
14' x 11' 2" (4.27m x 3.4m)

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		78 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.

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