



PHILLIPS & STILL

55 STANLEY ROAD, BRIGHTON
ASKING PRICE OF £250,000





This property is a fantastic investment opportunity for those looking to expand their portfolio. Situated on the first floor, this two bedroom apartment is conveniently located near Brighton and London Road station, making it an attractive option for potential tenants. The property boasts a share freehold, providing added security and control for the owner.

With an annual income of £15,600, this property offers a steady stream of rental income. Additionally, the property has been sold with no chain, streamlining the purchasing process for the new owner. The current tenants are in place until February 2025, providing a guaranteed income for the foreseeable future.

Overall, this property is a great investment opportunity with a strong rental income and long-term tenants already in place. Don't miss out on the chance to acquire this lucrative investment property

FIRST FLOOR

ENTRANCE HALL

KITCHEN/ LOUNGE

14' x 11' 6" (4.27m x 3.51m)

SHOWER ROOM

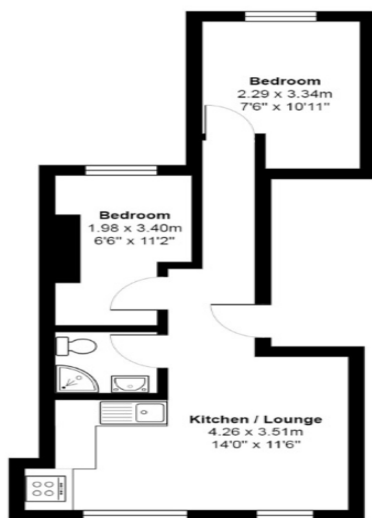
BEDROOM TWO

6' 6" x 11' 2" (1.98m x 3.4m)

BEDROOM ONE

7' 6" x 10' 11" (2.29m x 3.33m)

F2, 55 Stanley Road, Brighton



Total Area: 34.9 m² ... 376 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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 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

