

# PHILLIPS & STILL

Rugby Road, Brighton

Guide Price £725,000 - £750,000



- A fantastic opportunity to acquire this four bedroom period property
- Rear garden
- No onward chain
- Currently arranged as an HMO
- Great potential for a family home

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



## 61 Rugby Road, Brighton, BN1 6ED



The property in question is a four-bedroom period property, which presents a fantastic opportunity for acquisition. With its spacious layout and ample rooms, it holds great potential to serve as a comfortable family home.

Currently, the property is being utilized as a House in Multiple Occupation (HMO), indicating that it has been divided into separate living spaces to accommodate multiple tenants. This configuration can be advantageous for potential buyers who may wish to continue renting out the property to generate additional income. However, it also poses an opportunity for those interested in converting it back into a single-family residence, as the property's layout and size make it suitable for such a transformation.

One of the appealing features of this property is its rear garden, which offers a private outdoor space for residents to relax, entertain, or engage in gardening activities. This amenity adds value and provides an opportunity for families to enjoy outdoor activities without leaving the comfort of their home. London Road station is also close by and is perfect for anyone looking to commute to London or Gatwick.

Furthermore, the property is being sold with no one in the chain, which means that the transaction can be completed quickly and without any complications caused by other parties. This is often a desirable factor for potential buyers, as it eliminates delays and uncertainties commonly associated with chains.

The location of the property is highly sought after, primarily due to its proximity to popular schools. Families with children often prioritize living in areas that offer access to quality educational institutions, and this property fulfills that requirement. Its close proximity to these schools not only provides convenience for families but also adds to the property's potential for long-term value appreciation.



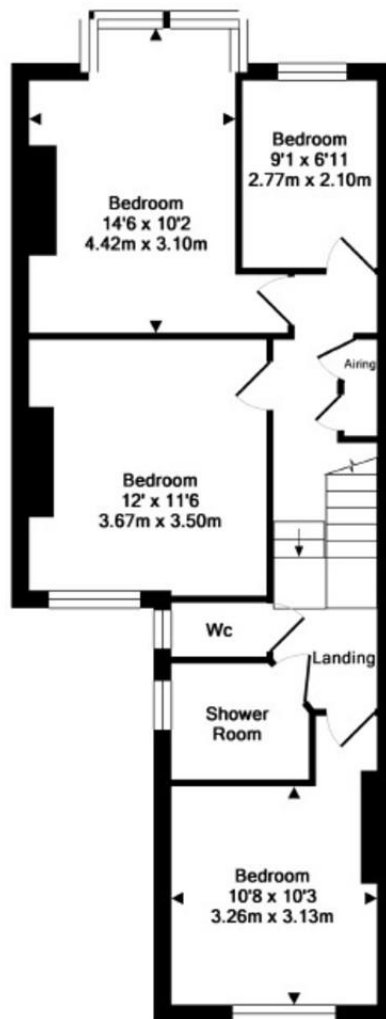
## Picture this...

Living here you can just hop onto a bus into the City Centre for an adventure! There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops that are available.

If you're in the mood for something more local then you can take a stroll to either the Open House or The Park View which are both famous for their 'pub grub' and ideal for a few drinks after a long day at work.



Ground Floor  
Approx. Floor  
Area 621 Sq.Ft.  
(57.7 Sq.M.)



1st Floor  
Approx. Floor  
Area 609 Sq.Ft.  
(56.5 Sq.M.)  
Total Approx. Floor Area 1230 Sq.Ft. (114.2 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Accommodation

### GROUND FLOOR

ENTRANCE HALL

LOUNGE

14' 5" x 13' 5" (4.39m x 4.09m)

DINING ROOM

12' x 11' 6" (3.66m x 3.51m)

CUPBOARD

KITCHEN/ BREAKFAST ROOM

19' 4" x 10' 4" (5.89m x 3.15m)

### FIRST FLOOR

BEDROOM ONE

10' 8" x 10' 3" (3.25m x 3.12m)

SHOWER ROOM

WC

BEDROOM TWO

12' x 11' 6" (3.66m x 3.51m)

AIRING CUPBOARD

BEDROOM THREE

14' 6" x 10' 2" (4.42m x 3.1m)

BEDROOM FOUR

9' 1" x 6' 11" (2.77m x 2.11m)







## 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		84 B
69-80	C		
55-68	D	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 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.

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