

PHILLIPS & STILL



## The Avenue, Brighton, BN2 4GF

- A Fantastic Semi Detached Freehold House
- Four / Five Bedrooms
- Currently HMO Generating £31,200 Annual Income
- Beautiful & Extremely Large, Sunny Rear Garden

Asking Price of £430,000

- Driveway Providing Off Road Parking For 2-3 Cars
- Lounge / Diner & Separate Kitchen / Breakfast Room
- No Onward Chain
- Fantastic Residential Location Close To Brighton University & Station





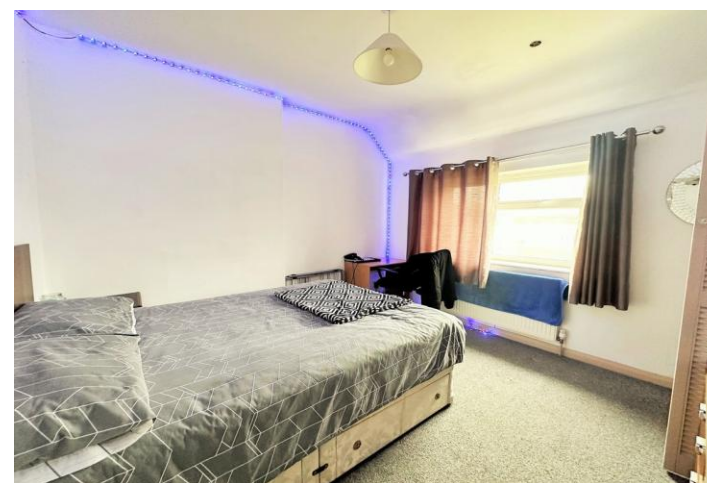
## Property Description

Situated in a leafy, residential neighbourhood overlooking a large green, this four / five bedroom semi detached house is currently arranged as an HMO generating a very healthy return of £2600 per month so an annual income of £31,200 making it a fantastic investment opportunity. The HMO license was renewed this year. However it could easily be changed back into a wonderful family home given the spacious, versatile living accommodation and beautiful rear garden.

The Avenue is located just off Southall Avenue with Moulsecoomb railway station and Brighton University only moments away. A convenient parade of shops can be found just around the corner with many more amenities available on Lewes Road including Sainsbury's superstore. The Amex stadium, City centre and seafront are also within very easy reach.

Ground floor accommodation comprises of enclosed entrance porch with a front door opening into the entrance hall, two double bedrooms, a lounge / diner overlooking the front and a separate kitchen / breakfast room opening onto the rear garden. To the first floor are three further bedrooms, two of which are extremely generous doubles, a shower room with W.C. and an additional separate toilet. You also have access to a large loft space.

At the front of the house you have a driveway providing ample off street parking for 2-3 cars currently but this could be extended if needed further into the front garden. The stunning, grassy private rear garden is huge and the perfect place for animals or children to play safely out in as well as an excellent setting for those summer barbecues, garden parties and al fresco dining during the warmer months of the year! The house is sold with no onward chain.







## Accommodation

### GROUND FLOOR

ENTRANCE PORCH  
ENTRANCE HALL

LOUNGE / DINER  
12' 1" x 9' 11" (3.68m x 3.02m)

KITCHEN / BREAKFAST ROOM  
15' 5" x 6' 9" (4.7m x 2.06m)

BEDROOM ONE  
10' 11" x 8' 5" (3.33m x 2.57m)

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

### FIRST FLOOR

LANDING

BEDROOM THREE  
12' 1" x 10' 0" (3.68m x 3.05m)

BEDROOM FOUR  
11' 4" x 10' 8" (3.45m x 3.25m)

SHOWER ROOM

SEPARATE W.C.

BEDROOM FIVE / STUDY  
8' 10" x 6' 9" (2.69m x 2.06m)

### OUTSIDE

LARGE SUNNY REAR GARDEN  
Laid to lawn with paved areas

FRONT GARDEN  
With side access to rear

DRIVEWAY / OFF ROAD PARKING  
For 2-3 cars

# The Avenue, Brighton, BN2 4GF

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft



**Picture this...**

This delightful semi detached house has been a fantastic investment for its current owners after their son lived there whilst at university and the HMO license was renewed this year.

With vibrant Lewes Road, the Amex stadium, seafront and Brighton City centre all within very easy reach, this is certainly an exciting place to live with lots going on around you!

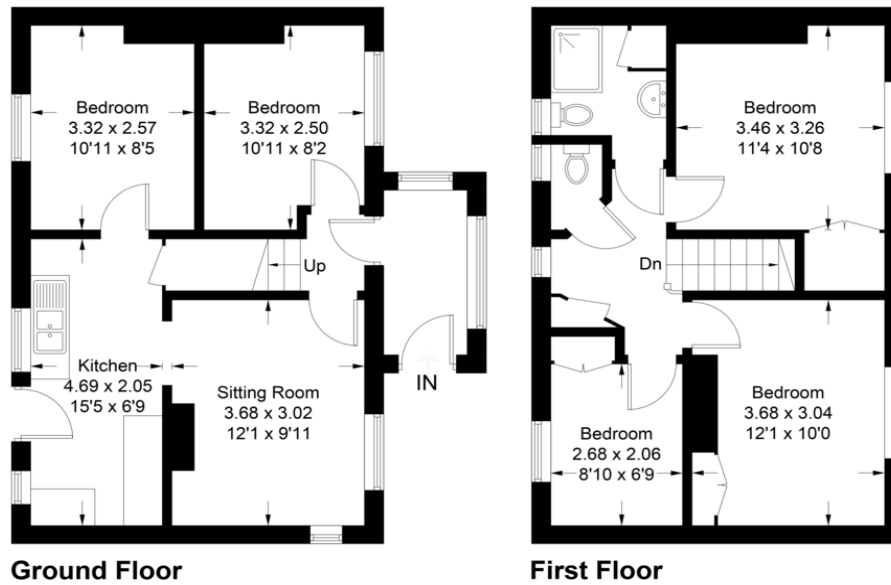
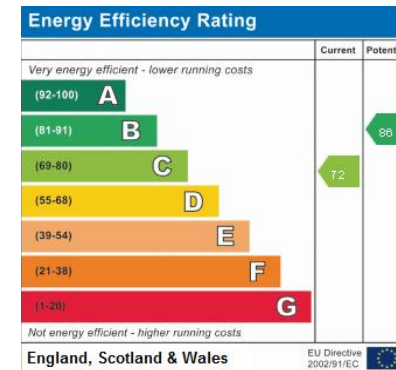


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024



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.

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 5pm

