



PHILLIPS & STILL

EGREMONT PLACE, BRIGHTON  
GUIDE PRICE £500,000 - £525,000







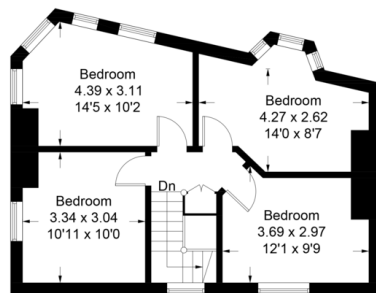
This split-level five-bedroom HMO (House in Multiple Occupation) is situated in the highly sought-after Kemptown area. The property features a community sitting room, providing a space for the tenants to socialize and relax. This communal area offers a comfortable and inviting environment for the residents to interact and build connections with each other.

Additionally, the HMO boasts a separate kitchen, allowing tenants to have their own designated space for cooking and preparing meals. This ensures convenience and privacy for each tenant, making it easier for them to manage their own food and storage. In terms of bathroom facilities, the property includes a separate shower room and WC.

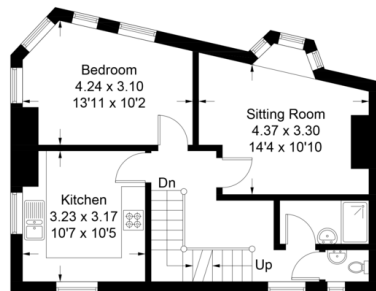
From an investment perspective, this property proves to be highly lucrative, generating an annual income of £35,899 per year. This substantial return on investment makes it an attractive opportunity for investors looking to capitalize on the growing demand for student accommodation. As Kemptown is a desirable area, the property's location further enhances its marketability and potential for consistent rental income.

### Egremont Place, Brighton, BN2 0GB

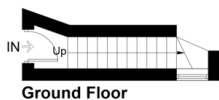
Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



Second Floor



First Floor



Ground Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 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

