

PHILLIPS & STILL



- Large Six Bedroom HMO
- Good decorative order throughout
- Rear patio garden
- Modern fitted kitchen and separate communal lounge
- Annual income of £46,800

Viaduct Road, Brighton, BN1 4ND

Guide Price £525,000 - £550,000

Delightful six double bedroom terraced HMO available in the heart of the city on Lewes Road within a short walk to Brighton City centre. Arranged over four floors with six double bedrooms, two bathrooms and a large open plan kitchen/ living area. This really is an excellent investment and you have to view it to see how substantial it actually is.





## Property Description

This mid terraced house is an exceptional property with an abundance of space. It boasts six bedrooms, making it perfect for student accommodation which is in very high demand in this area. The accommodation is spread over three floors, providing plenty of privacy and flexibility.

One of the highlights of this property is undoubtedly the large kitchen, which is perfect for those who love to cook and entertain. With ample space for dining, this area is ideal for hosting gatherings with friends and family. The sitting area is also spacious and comfortable, providing a cozy space to relax and unwind. The property also benefits from a delightful patio garden.

The property features six double bedrooms, ensuring that everyone has their own private space. Two bathrooms are available, which is a great convenience for a larger household. The location of the house being extremely close to London Road is ideal, with accessible bus routes to and from the universities, making it perfect for students or faculty members.



In addition to its proximity to the universities, this house is also conveniently located near many local amenities. Whether it's shopping, dining, or entertainment, everything you need is just a short distance away. This makes it an excellent investment opportunity, as the demand for housing in this area is high.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

11' x 10' 11" (3.35m x 3.33m)

BEDROOM

11' 1" x 9' 6" (3.38m x 2.9m)

KITCHEN

WC

## FIRST FLOOR

BEDROOM

13' 1" x 10' 0" (3.99m x 3.05m)

BEDROOM

10' 11" x 9' 6" (3.33m x 2.9m)

BEDROOM

12' 0" x 8' 2" (3.66m x 2.49m)

BATHROOM

## SECOND FLOOR

BEDROOM

11' 1" x 8' 7" (3.38m x 2.62m)

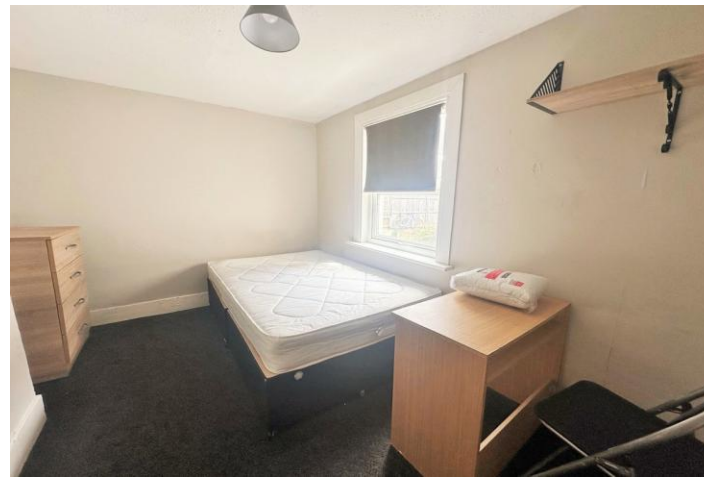
BEDROOM

12' 2" x 9' 7" (3.71m x 2.92m)

SHOWER ROOM

## OUTSIDE

REAR PATIO GARDEN



# Viaduct Road, Brighton, BN1 4ND

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 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

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