

PHILLIPS & STILL

Hollingdean Road, Brighton

Guide Price £400,000 - £425,000



- Four bedroom HMO
- Fantastic investment opportunity
- Ideal location for both universities
- Annual income of £27,000
- Rear patio garden

To view all our homes: phillipsandstill.co.uk

29 Hollingdean Road, Brighton, BN2 4AA



This house is a good size four bedroom HMO (House in Multiple Occupation). It offers ample room for comfortable living and is ideal for a group of individuals looking to share a living space.

With an annual income of £27,000, this property presents itself as a fantastic investment opportunity. The potential for a high rental income is evident, making it an attractive option for those seeking a property that can generate substantial returns.

One of the highlights of this house is its patio garden. This outdoor space provides relaxing environment, perfect for unwinding or hosting gatherings and events during pleasant weather. .

The location of this house boasts great links to both universities, making it an ideal choice for students or faculty members who require easy access to academic institutions. The proximity to universities ensures convenience and flexibility, allowing for reduced commuting time and potential cost savings on transportation



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM

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

KITCHEN

11' 5" x 7' 8" (3.48m x 2.34m)

BATHROOM

FIRST FLOOR

BEDROOM

17' 3" x 10' 6" (5.26m x 3.2m)

BEDROOM

11' 7" x 11' 6" (3.53m x 3.51m)

BEDROOM

14' 5" x 7' 10" (4.39m x 2.39m)

OUTSIDE

REAR PATIO GARDEN

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Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft

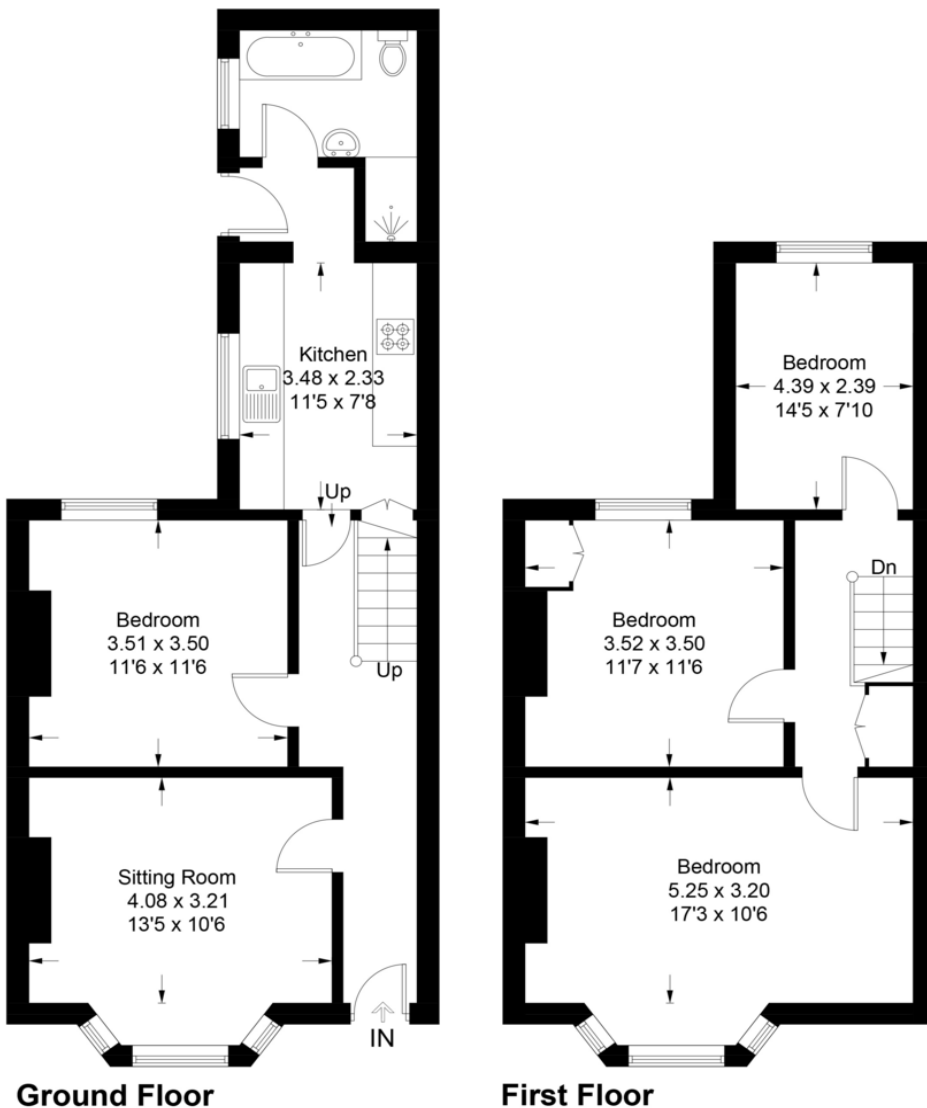


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024





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 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B

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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk